





WILSON JONES
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REFER TO NUMBER

0395-31

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A very faint, large watermark-like image of a classical building with four prominent columns is visible in the background.

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MINUTES OF REGULAR MEETING

DATE: June 11, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

Robert W. Hutner, Secretary

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Pamela D. Weiss
Mary Beth Young

OTHERS PRESENT:

Darrell Post, Ronald L. Bonar & Associates
E. James Ebert, Carl Walker & Associates
Dick L. Gibson, Martindale/Tourney/Gibson
Henry P. Wehrenberg, Chairman, Board of
Public Works
Ethel H. LaMar, Member, Board of Public
Works
Max G. Scott, Member, Board of Public Works
William F. Sullivan, Sullivan-Brough Glove
Daniel W. Brough, Sullivan-Brough Glove
Christopher Brough, Sullivan-Brough Glove
Mr. & Mrs. Ed Karns, III and sons, Roy & Ed
Mr. & Mrs. Joseph Daenell
Sylvia Smith, Journal-Gazette
Dick Isenhour, News-Sentinel

Mr. Weinraub called the meeting to order at 7:34 P.M.

Mrs. Stith noted that all Commission members were present except for Mr. Hutner.

NEW BUSINESS

Presentation by Martindale/Tourney/Gibson of Working Drawings and Specifications of Civic Center Parking Garage

Mr. Turk related that members of the Board of Public Works were present this evening since both the Board and the Commission are involved in the parking garage. Mr. Turk went over the sequence of events that have taken place up to this point. He asked Mr. Gibson of Martindale/Tourney/Gibson and Mr. Ebert of Carl Walker & Associates to update the Commissioners and the members of the Board of Public Works on the parking garage.

Mr. Gibson and Mr. Ebert showed the texture of the concrete material being used to construct that facility and remarked that there are basically no changes. Mr. Gibson explained that the plans they have with them this evening show the alternates and the outside of the stairwells, elevator tower, and outside of Calhoun Street. Mr. Ebert introduced himself to the Commissioners. He told them that the basic structure of the parking garage is similar to the one built for Lincoln National Life Insurance Company.

Mr. Rood questioned if the floor levels would be the same as the one built for Lincoln Life.

Mr. Ebert remarked that the floor levels would be specifically about the same. He added that it would not be accessible to tall vehicles.

Mr. Weinraub asked if the parking garage would accommodate a van.

Mr. Ebert replied that a normal size van would fit.

Mr. Ebert went on to say that high pressure sodium fixtures would be used for the lighting and that this was the most economical on the basis of energy. He added that the lighting will change depending upon the time of day.

Mr. Rood inquired if the retail space would be completely open.

Mr. Gibson related that there are only two free-standing columns in the commercial space.

Mr. Ebert told the members of the Commission that there would be internal floor drains in the parking garage. He also related that a garage attendant would be present during normal hours and some special events. Mr. Ebert explained that a normal parker would take a ticket and present it to the cashier upon exiting the garage, while the monthly parker would have a plastic coded card.

Mr. Rood asked if both monthly and daily users would use the same entrances and exits.

Mr. Ebert replied affirmatively.

Mr. Weinraub wondered if it would be possible for people to exit without paying a cashier.

Mr. Ebert responded that a coin feeder could be installed if it was felt it was necessary.

Mr. Weinraub suggested that a flat fee be paid for special events.

Mr. Gibson related that a couple of weeks ago the bidding procedures were discussed and that a date to receive bids of August 3, 1979 was set up. Now due to a delay, the bid date has been scheduled for August 17, 1979 at 10:00 A.M. Mr. Gibson stated that he will request from the contractors that bid a day of completion, and that they will be given three (3) to four (4) weeks to bid the project.

Mr. Weinraub asked if the bid documents are ready.

Mr. Gibson reported that they are in the process of completion. He added that this is why the bid date was changed.

Mr. Weinraub asked if any of the members of the Board of Public Works had any questions.

Mr. Wehrenberg commented that the Board of Public Works feels that the parking garage will be a good operating facility.

Mr. Gibson said that the estimate from the contractor who built the Lincoln National Life parking garage is \$2,225,000, with an added amount of \$130,000 for the alternate.

Mr. Andreas inquired as to the number of spaces the parking garage would have.

Mr. Ebert related that there would be 435 spaces with an additional 24 with the alternate. He explained that there would be no parking at the ground level on the alternate.

A discussion followed regarding the number of spaces in the parking garage.

Mr. Weinraub asked why there would be no parking at the ground level on the alternate.

Mr. Ebert referred to the location of the cashier booths and felt it would be best not to have parking.

Mr. Rood inquired as to the reason the cost is greater for the civic center parking garage compared to the Lincoln Life garage.

Mr. Ebert explained that Lincoln Life did not get a better deal. He stated that costs have just risen and prices have gone up.

The Commission members thanked the members of the Board of Public Works for coming to the meeting this evening and Mr. Ebert and Mr. Gibson for their presentation.

APPROVAL OF MINUTES

Mr. Henry F. Rood made a motion for approval of the minutes of the Special Meeting of April 23, 1979, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Rothberg, Gallmeyer, Fruechtenicht & Logan - \$1,769.11

Mr. Weinraub noted that the voucher sheets showed a large amount in certificates.

Mrs. Zickgraf stated that most of the investments consisted of bond fund money or money used to pay back the bonds. She noted the interest rate of 5.23%, which is all the Commission is allowed.

The Commission members noted the relocation payments to International Business College.

Mr. John L. Andreas moved the approval of the Vouchers paid in May, 1979 and the bill from Rothberg, Gallmeyer, Fruechtenicht & Logan for legal services in the amount of \$1,769.11. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

Resolution No. 79-43 - Resolution Authorizing The Acquisition Of Western Union's Outside Plant

Mr. Wasson reported to the Commissioners that a few months ago in a discussion with Western Union, an estimated cost for removing the outside plant and filling the manholes outside the Central Business District was arrived at \$30,000. He commented that another offer was also presented whereby salvage rights would be paid by the Commission and the Commission would fill in the manholes. Mr. Wasson stated that originally it was thought there were 28 manholes involved, when actually there were 23 at a cost of \$18,000.

Mr. Weinraub was concerned about the solid copper cables that would be involved in the salvage rights.

The Commissioners discussed the possibility of not filling the manholes.

Darrell Post commented that it has always been a standard practice to fill in the manholes.



Mr. Weinraub suggested that the Commission ask the Board of Public Works about this matter.

Mr. Andreas thought the Commission should pay the \$8,000 and request a bid on salvage.

The Commission members agreed that the Commission would assume any liability on filling the manholes, if necessary, and to authorize the Board of Public Works to proceed.

Mr. John L. Andreas moved the adoption of Resolution No. 79-43, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-56 - Resolution Approving Working Drawings And Specifications Of The Parking Garage In The Civic Center Renewal Project

This resolution was dropped because it was no longer required.

Resolution No. 79-57 - Resolution Authorizing Execution Of Agreements With Board Of Public Works For Development Of The Civic Center Parking Garage

Mr. Turk informed the members of the Commission that Resolution No. 79-57 authorizes the Board of Public Works to handle the bidding and construction documents for the parking garage and approves the 1.462 million dollars from UDAG to be used.

Mr. Rood asked if the Commission is obligating anyone to the sale of the leasehold rights.

Mr. Turk responded that the Commission is obligating the Board of Public Works.

Mr. Henry F. Rood made a motion for approval of Resolution No. 79-57, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Review of Parking Lot Proposals for Operation of Parking Lot at Northwest Corner of Calhoun and Jefferson Streets

Mrs. Zickgraf reported that the Commission has received two (2) proposals-- one from Carl Light and one from York Parking. She explained that the proposal from Mr. Light is under the Commission's specifications, while York Parking brought in an alternate bid because they said it was not feasible the way proposed by the Commission. Mrs. Zickgraf related that Mr. Otte worked out the specifications and distributed them to all the parking operators in the project. She said that Mr. Knight and Mr. McArdle did not wish to bid on this project on the basis the Commission requested. They felt that shoppers did not use this area, and that the Commission would do better with monthly parkers. Mrs. Zickgraf told the Commissioners that Mr. Light stated he would give the Commission \$1,800 a month for monthly parkers.

Mr. Weinraub suggested that the Commission re-write the specifications for $\frac{1}{2}$ monthly parkers and $\frac{1}{2}$ shoppers at a cost of 75¢ a day.

Mr. Turk assured the members of the Commission that the staff would work out a balance between shoppers and monthly parkers and return to the Commissioners at the next meeting.

Resolution No. 79-58 - Resolution Selecting Operator Of Parking Lot At Northwest Corner Of Calhoun And Jefferson Streets

The Commissioners tabled Resolution No. 79-58 at this time.

Resolution No. 79-59 - Resolution Approving Change Order No. 1 To Demolition Contract No. D-1

Darrell Post told the Commissioners that a change order was required in order to add items that are necessary in order to construct the temporary parking lot at the northwest corner of Jefferson and Calhoun Streets and delete a portion of the fill, sod, and landscaping in the Contract. He referred to the changes shown on the back of the change order.

Mr. Weinraub wondered if the landscaping was necessary.

Mr. Turk stated that it is required by law.

Mrs. Hana L. Stith made a motion for adoption of Resolution No. 79-59, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-60 - Resolution Approving Change Order No. 1 To Demolition Contract No. D-2 With Martin, Inc.

Darrell Post explained a change order is required with Martin, Inc., for Block III of the Civic Center Renewal Project in order to delete the portion of the work covered under the Contract for the removal of the sidewalks and vaults under the sidewalks on the south half of the block bounded by Washington, Jefferson, Calhoun, and Clinton Streets. He related that the Board of Public Works is concerned about the sidewalks being taken out and that this change order leaves the sidewalks in. Mr. Post mentioned that there would be a deduction in the Contract amount, but due to the short notice a change order could not be drawn up and the amount of the decrease is not known.

Mr. Turk recommended that the Commission authorize the change order based on negotiations with Martin. He told the members of the Commission that he would poll them by telephone and approve this at the next Commission meeting.

Resolution No. 79-61 - Resolution Approving Change Order No. 1 To Demolition Contract No. D-3

Darrell Post related that Resolution No. 79-61 refers to the Transfer Building, and that it approves a change order which modifies the backfill for a portion of the project area, that was requested by Street Engineering. He pointed out that this is better backfill, and he referred to the drawings.

The Commissioners felt the price for the backfill material was high.

A discussion followed.

Mr. Weinraub felt the Commission should table Resolution No. 79-61 until bids can be obtained. He also remarked that he felt the Board of Public Works should share some of the load.

All the Commission members agreed that other bids should be obtained. Resolution No. 79-61 was tabled.

Resolution No. 79-62 - Resolution Approving Renewal Of Contract For Professional Legal Services

Mr. Turk reported that the Contract for legal services with Rothberg, Gallmeyer, Fruechtenicht & Logan is strictly a renewal of the same Contract with no change in price.

Mr. Henry F. Rood moved the adoption of Resolution No. 79-62, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-63 - Resolution Selecting The True Love Missionary Baptist Church As Developer For Disposition Parcel 4 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson told the members of the Commission that Mr. Frank Paige of the Church Board was supposed to be present this evening to explain their plans. Since no one was present to represent the Church, Mr. Wasson showed the plans to the Commission members for Parcel 4.

Mrs. Stith related that she spoke with Reverend White. She explained that the Church lost 15' on one side of their property.

Mrs. Zickgraf further explained that Central Supply encroached on the property belonging to the Church when they erected a fence.

Mr. Weinraub felt the Church should have a representative present at the next Commission meeting to discuss their plans with the Commissioners.

Mr. Turk suggested that the Commission agree not to commit Parcel 4.

The Commission members agreed not to commit Parcel 4 and table Resolution No. 79-63 until a representative of the Church can be present.

Resolution No. 79-64 - Resolution Accepting The Offer And Proposal Of Edroy Corporation For The Purchase Of Disposition Parcel 9 In The Hanna-Creighton Urban Renewal Project (IND. R-51) And Authorizing The Execution Of A Contract For Sale Of Land

Mr. Wasson reviewed the events that have taken place thus far concerning Edroy Corporation. He stated that HUD has approved Edroy Corporation as the developer for Parcel 9, and that Lincoln National Bank will be submitting a letter stating that Edroy Corporation does have its first mortgage.

Mr. Karns showed his revised plans to the Commissioners. He related that the building would consist of a concrete block front with a back of steel. He explained that it would be an all pole building in order to accommodate the heavy winter snow. Mr. Karns indicated his landscaping plan and his outside storage to the Commissioners. He said that they do not plan to have any outside storage, but if they change their mind they agreed to build a fence to surround the storage area.

Mr. Wasson noted that the restrictions listed in the Hanna-Creighton Urban Renewal Plan states that any outside storage has to be screened in with a 6' high fence.

Mr. John L. Andreas moved the approval of Resolution No. 79-64, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-65 - Resolution Approving Construction Plans Submitted By Edroy Corporation For Real Estate In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Hana L. Stith made a motion for adoption of Resolution No. 79-65, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-66 - Resolution Authorizing Execution And Delivery Of Conveyance

Mr. John L. Andreas made a motion for approval of Resolution No. 79-66, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-67 - Resolution Selecting Sullivan-Brough Glove, Inc., As Developer For Parcel 10 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. William Sullivan, Mr. Daniel Brough, and Mr. Christopher Brough of Sullivan-Brough Glove introduced themselves to the Commissioners.

Mr. Daniel Brough explained that they have had a meeting with Mr. Ralph Nodine, who handles the SBA financing, and was informed that they will be meeting the first of next month. He related that they hope to have the allocation in by then so that they can have their project financed by August through SBA and be able to start construction in the fall.

Mr. Sullivan told the members of the Commission that the three (3) gentlemen would be sharing one secretary, but would probably require an additional three (3) employees.

Mrs. Stith asked if there would be any outside storage.

Mr. Christopher Brough responded negatively.

Mr. Rood suggested that the Commission approve Resolution No. 79-67 subject to obtaining financing from the local development corporation and receiving final approval from the Redevelopment Commission.

Mrs. Hana L. Stith moved the approval of Resolution No. 79-67, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-68 - Resolution Approving Change Order No. 2 To Contract For Curbs And Sidewalks, Edsall House

Mr. Darrell Post related to the Commission members that Change Order No. 2 reduces the cost in the Contract for sidewalk and curb improvements for the Edsall House in the amount of \$1,153.10. He pointed out that the Contract was written up based on unit prices.

Mr. Henry F. Rood moved the approval of Resolution No. 79-68, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Three Rivers Festival - Beer Tent

Mr. Joseph Daenell informed the members of the Commission that at the Three Rivers Festival last year he paid Mr. Parrish \$125.00 to use his property and erect a beer tent on it. He requested use of the same property for this year.

Mr. Turk asked what the insurance requirements were.

Mr. Daenell stated that his insurance requirements had to be covered from \$100,000 to \$300,000, and he listed the various permits that had to be obtained in order to operate the beer tent.

Mrs. Stith commented that the beer tent located on the Parrish property was very well run last year.

Mrs. Hana L. Stith moved the approval of allowing Mr. Daenell to erect a beer tent on the property that was owned by Mr. Parrish for use during the Three Rivers Festival. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

East Central Towers Project

Mr. Turk reported that the closing will be held tomorrow for the East Central Towers Project. He stated that the Commission staff feels the Commission can get utility relocation work done cheaper than what was bid by General Telephone, and the Commission is checking this matter out. Mr. Turk requested permission and approval to obtain bids for the removal of the sidewalk on Washington Street.

Mr. Henry F. Rood made a motion for approval that the Commission proceed and obtain bids for the removal of the sidewalk on Washington Street, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Review of 1980 Budget

Mr. Turk pointed out that there were not too many changes in the 1980 Budget, and that there are no line figures for the salaries.

Mr. Rood was concerned with the fact that the Commissioners cannot set the staff salaries.

Mrs. Zickgraf explained that when the Commission was placed in the salary ordinance, salaries are set with the other City employees.

Mr. Rood noted that the amount for insurance had increased.

Mrs. Zickgraf explained that last year it was covered under the bond fund, so it was lower.

Mrs. Zickgraf reviewed the rest of the budget with the members of the Commission.

Purchase of Typewriter

Mrs. Zickgraf informed the members of the Commission that the staff is requesting the purchase of a new typewriter to replace one that is getting rather old. She went through the three (3) selections with the Commissioners and stated that the Commission is requesting the purchase of the model costing \$1,300.

Mrs. Stith inquired if the Commission has money available.

Mrs. Zickgraf responded that it would be an allowable expense under the bond fund.

Mrs. Hana L. Stith moved the approval of the purchase of a new IBM typewriter in the amount of \$1,300, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Change of Commission Meeting Time for Summer Hours

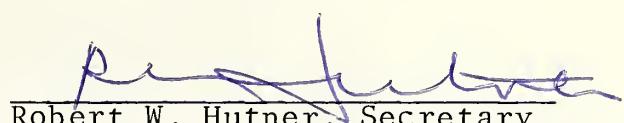
Mr. Turk suggested that the Commission meetings be held at 4:00 P.M. instead of the 7:30 P.M. regular time during the summer months.

The Commissioners requested that the staff check with Mr. Hutner to see if this was convenient with him.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:50 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

MINUTES OF REGULAR MEETING

DATE: May 14, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

None

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Pamela D. Weiss
Mary Beth Young

OTHERS PRESENT:

Vernon H. Otte, Property Manager
Ethel H. LaMar, Member of the Board of
Public Works
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel

Mr. Weinraub called the meeting to order at 7:30 P.M.

Mr. Hutner noted that all members were present.

VOUCHERS

Rothberg, Gallmeyer, Fruechtenicht & Logan - Legal Services for the month of March, 1979 in the amount of \$3,739.91

Mr. Rood referred to the title insurance entry to the First Land Title Company and questioned if title insurance is purchased for all properties.

Mr. Turk responded that the Commission is required to provide title insurance pertaining to closings on land that is sold.

Mr. Robert W. Hutner made a motion for approval of the vouchers paid in April, 1979 along with the bill from Rothberg, Gallmeyer, Fruechtenicht & Logan in the amount of \$3,739.91. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

Resolution No. 79-32 - Resolution Approving The Execution Of Contracts For Appraisal Services For Acquisition Appraisals Of A Proposed Downtown Project

Mr. Turk explained that Resolution No. 79-32 refers to the additional block needed for the conservatory that was tabled at the last Commission meeting because of some question on the fees. After doing some research on this, the staff proposes the adoption of this resolution.

Mr. Henry F. Rood moved the adoption of Resolution No. 79-32, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-41 - Resolution Selecting Mr. Travis Gloyd As Developer For Parcel 19 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson related to the Commission members that Mr. Gloyd has looked over the other parcels available and is still only interested in Parcel 19. Mr. Wasson informed the Commissioners that Mr. Gloyd's plans entail a small building being constructed first. He noted that Mr. Gloyd would not be a tenant on the parcel.

The Commissioners discussed Mr. Gloyd's proposed plan and his offering price.

Mr. Turk told the Commission members that the staff recommends that Mr. Gloyd's offer be declined and that his good faith deposit be returned unless he decides to purchase another parcel.

Mr. Robert W. Hutner moved to reject Mr. Gloyd's offer and return his good faith deposit. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-42 - Resolution Selecting Kirk H. Scheeler As Developer For Parcel 20 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson reminded the members of the Commission that Mr. Scheeler presented his proposal at the last Commission meeting when at that time the Commissioners requested Mr. Scheeler to obtain a more firm commitment on his financing and landscaping. Mr. Wasson remarked that to date the Commission has not heard from Mr. Scheeler.

The Commission members decided to table Resolution No. 79-42 until more information is available from Mr. Scheeler.

NEW BUSINESS

Resolution No. 79-47 - Resolution Selecting Contractor For Weed Cutting And Site Clean-Up Of Properties Owned By Redevelopment Commission

Mr. Weinraub related that three (3) bids were received for the weed cutting and site clean-up work--an amount of \$3,000 from Knapp's Lawn Service, a \$1,400 figure from Jack F. Schoenherr, and a not to exceed \$500.00 figure from Ex-L Temporaries.

Mr. Turk commented that the performance of Ex-L Temporaries has been fine in the past. He mentioned that there was an error made on their bid for a prior snow removal job, but that their work was fine.

Mr. Weinraub stated that Mr. Otte has informed him he would see to it that Ex-L Temporaries did their work and got the job done if they were chosen.

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-47 with the selection of Ex-L Temporaries. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-48 - Resolution Accepting The Offer And Proposal Of Schenkel & Scheele, Inc., For Purchase Of The East ½ Of Disposition Parcel 7 And All Of Parcel 8 In The Hanna-Creighton Urban Renewal Project (IND. R-51) And Authorizing The Execution Of A Contract For Sale Of Land

Mr. Wasson showed the site plan of Schenkel & Scheele, Inc., to the Commissioners and went over their proposal.

Mr. Turk told the Commissioners that it is time to prepare the Contract for Sale of Land and accept their proposal based on the approved price.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-48, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-49 - Resolution Selecting S S Structures As Developer For Parcel 14 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Stith remarked that S S Structures already has some buildings already up.

Mr. Wasson explained that the proposal for S S Structures was for the east side of Parcel 13 and the east side of Parcel 11. He remarked that they are going to have a proposal for a larger building on Parcel 12, making it understandable for them to have such a wide opening.

Mrs. Zickgraf noted that the attorney for S S Structures related that it won't be long before they will take Parcel 12.

Mrs. Stith stated that she was in favor of S S Structures taking Parcel 12 before giving them Parcel 14.

Messrs. Hutner and Rood both felt Parcel 14 should be sold.

The Commissioners discussed the matter further.

Mr. Henry F. Rood moved the adoption of Resolution No. 79-49, providing that S S Structures submits the earnest money deposit within ten (10) days. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-50 - Resolution Authorizing Use Of Proclaimer Certificate Relative To Establishment Of Revised Fair Reuse Value For Property To Be Disposed Of In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Zickgraf explained that when Citizens Cable submitted their offer for Parcels 9 and 10 in the Hanna-Creighton Urban Renewal Project, the Commission had them appraised at \$18,000. Now that another developer is interested in Parcel 9, since Citizens Cable declined their offer, the Commission is submitting a Proclaimer to HUD for both Parcels 9 and 10.

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-50, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-51 - Resolution Authorizing Executive Director To Negotiate Lease For Operation Of Temporary Parking Lot

Mr. Weinraub referred to the sheet placed before the Commission members showing a survey of the parking lots and their rates within the Central Business District. He remarked that the Calhoun/Jefferson site is being discussed as a possible parking area.

Mrs. Stith inquired as to who operated the parking lot next to Stucky Brothers.

Mr. Turk responded that this site was operated by York's Safety Parking.

Mr. Rood felt the Commission staff should pick an operator and choose rates according to that particular area.

Mrs. Stith remarked that the parking rates should be as reasonable as possible.

Mr. Hutner suggested that money be funnelled in through the Downtown Fort Wayne Association.

A discussion followed.

Mr. Turk told the Commissioners that the parking survey was prepared in order to give the members of the Commission an idea of what the parking rates are at present. He suggested that the Commission proceed with the market rate and encourage transient parking.

Mr. Hutner wondered if there was any way to hold down the space the contractor will utilize.

Mr. Turk related that the Commission is trying to do something about that.

The Commission members discussed the possibility of utilizing any additional space until construction begins for parking.

Mr. Rood felt that parking should not be free in order to eliminate employees and make the space available for shoppers.

Mr. Otte commented that several of the parking operators are interested in this lot, and that there is a demand for monthly parkers.

Mrs. Stith felt the parking should be as cheap as possible in order to attract people downtown.

Mr. Turk told the Commissioners that proposals would be submitted at the next Commission meeting.

Mr. John L. Andreas made a motion for adoption of Resolution No. 79-51, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-52 - Resolution Establishing A Month-To-Month Rental For Occupant Of A Portion Of Parcel 1-11

Mr. Weinraub referred to the letter of April 30, 1979 from Dorothy Lazoff requesting that the rental amount be \$150.00 per month.

Mrs. Zickgraf explained that Sappenfield's was paying \$250.00 a month rent to the previous owners until December 1st and paid \$250.00 a month to the Commission. She reported that Sappenfield's sold the business to Lahartz Trophies & Awards. The Commission sent a letter to the new owners enclosing a lease and notifying them of the rent. Mrs. Zickgraf stated that the Commission has received no rental payments from Lahartz Trophies & Awards up to this date, and now they are requesting a reduction in the rental amount.

Mr. Rood asked why the Commission waited five (5) months on the collection of the rent.

Mr. Wasson told the Commissioners that the staff was informed that Lahartz Trophies & Awards was purchasing the business from Sappenfield's, and that they were using the building just for storage. Then, in March, the Commission discovered that Lahartz Trophies & Awards were operating their business out of this building and made no move whatsoever to pay their rent.

The Commissioners agreed to an amount of \$200.00 a month for rent, provided that Lahartz Trophies & Awards pay their back rent based on the \$200.00 amount. If the Commission is unable to collect their back rent, the amount goes back to \$250.00 a month.

Mr. Robert W. Hutner moved the approval of Resolution No. 79-52 with the monthly rental amount of \$200.00 provided that back rent is paid based on the \$200.00 amount. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-53 - Resolution Establishing Month-To-Month Rent For Former Owners Of Parcel 4-4 In The West Main Street Renewal Project Amended

Mr. Turk reported that the Wayne Hardware Company has used Parcel 4-4 for employee parking for some time and that they charge their employees \$5.00 a month. He stated that the amount seemed fair.

Mr. Henry F. Rood moved the adoption of Resolution No. 79-53, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-54 - Resolution Authorizing The Executive Director, Through Legal Counsel, To Submit And Institute Condemnation Proceedings On Parcels In The West Main Street Renewal Project Amended

Mr. Robert W. Hutner moved the approval of Resolution No. 79-54, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-55 - Resolution Authorizing The President And Secretary To Execute A Contract For Professional Accounting Services

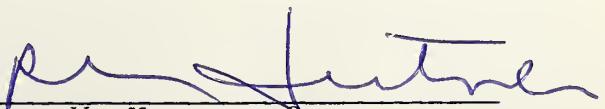
Mr. Turk related that the Contract with Leonard J. Andorfer & Company is similar to the past one with only an hourly rate change from \$35.00 to \$45.00 per hour.

Mr. John L. Andreas made a motion for approval of Resolution No. 79-55, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:36 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

MINUTES OF SPECIAL MEETING

DATE: April 23, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood

MEMBERS ABSENT:

Leonard M. Weinraub, President
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Pamela D. Weiss
Mary Beth Young

OTHERS PRESENT:

Mr. & Mrs. Ed Karns, Edroy Corporation
Dan Karns, Edroy Corporation
Kirk H. Scheeler
Travis G. Gloyd
Carl L. Bradley, Archonics Corporation
Kenneth N. Traylor, Street Engineer
Sylvia Smith, Journal-Gazette
Rick Antoine, News-Sentinel
Bill Gebhardt, Channel 33
1 cameraman from Channel 33
1 other gentleman

The Vice President called the meeting to order at 7:30 P.M.

The Secretary called the roll, noting that Messrs. Weinraub and Andreas were absent.

APPROVAL OF MINUTES

Mr. Henry F. Rood moved the approval of the minutes of the Public Hearing and Regular Meeting of March 12, 1979, the Special Meeting of March 19, 1979, and the Special Meeting of April 9, 1979. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mrs. Stith inquired if there were any unusual entries listed on the Vouchers paid in March, 1979.

Mr. Turk replied negatively.

Mr. Rood asked if the Commission obtained bids for investment of the bond money.

Mrs. Zickgraf explained that the Controller's Office handles this and stated that they do obtain quotes.

Mr. Robert W. Hutner made a motion for approval of the Vouchers paid in March, 1979, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mr. Turk related to the members of the Commission that Ken Traylor, the City Street Engineer, has requested that he be next on the agenda because he has another meeting to attend this evening. Mr. Turk explained that he invited Mr. Traylor to the Commission meeting this evening in order to familiarize the Commissioners with the street widening planned for Main Street.

Mr. Traylor told the Commission members that the project commences on the east curb line of Calhoun Street and west to Maiden Lane with a transition in the north curb line. He referred to some drawings he had placed before the Commissioners showing the cross sections of the street and related that four (4) lanes of traffic would remain on Main Street. Mr. Traylor stated that the sidewalks on both sides of the street would be 12½' wide. He said he proposes to bid the project whole. However, the specifications will be written in such a fashion that if the Commission does not acquire the buildings in the second block, the contractor will be able to carry over into 1980. Mr. Traylor said he felt the project should be finished by the end of construction time this year with only a little carry over.

Mr. Rood inquired if the Commission would be paying the Board of Public Works for their work on this project.

Mr. Turk related that the Agreement states that all claims from the contract will go to the Board of Public Works and that they will pass them on to the Commission for direct payment. He said the amount allocated was based on earlier estimates.

Mr. Wasson referred to a memorandum from Mr. Traylor indicating the estimates.

Mr. Traylor remarked that there will be a median strip 16" wide.

Mr. Turk reported to the Commissioners that he sees no problem with the Agreement.

Mr. Traylor informed the Commission members that this is just an estimate and not the actual figure.

Resolution No. 79-36 - Resolution Approving An Agreement By And Between The Board Of Public Works Of The City Of Fort Wayne And The Redevelopment Commission Of The City Of Fort Wayne

Mr. Henry F. Rood moved adoption of Resolution No. 79-36, and Mr. Robert W. Hutzler seconded the motion. Upon roll call, the motion carried unanimously.

Presentation on Conservatory by Mr. Carl Bradley of Archonics

Mr. Turk asked Mr. Carl Bradley to join the Commissioners at the table. Mr. Turk referred to several weeks ago when the Freimann-Foellinger Trusts announced their intentions to provide the conservatory, and that since that time the Agreement had been signed. He pointed out that there are three (3) resolutions up for adoption this evening.

Mr. Bradley showed the model of the conservatory to the Commission members and indicated the boundaries. He explained that the conservatory would comprise of about one (1) acre of land. Mr. Bradley referred to the different areas that would be contained in the conservatory--showcase, tropical rainforest, arid, plant propagation, gift and plant shop, and restaurant. He noted that the plans have been modified somewhat since the model was done. Mr. Bradley mentioned that a connection across Jefferson Street has been discussed and went on to say that the south side of the conservatory will be all grass. Mr. Bradley related that there will be some solar heating.

Mr. Rood questioned if these plans were specifically designed allowing the Travel Lodge to stay a while.

Mr. Bradley responded affirmatively.

Mr. Hutner asked if there would be any parking area on the premises for school buses, etc.

Mr. Bradley showed the location of the parking for buses.

Mr. Turk stated that they are trying to develop an activity center downtown besides Freimann Park to attract people downtown. He referred to the development of Lincoln National Life Insurance Company. Mr. Turk told the members of the Commission that he feels this is the best solution they have arrived at in order to tie downtown together and that he is very pleased with it.

Mr. Rood questioned if there would be any overhangs to block the sun on the outside walkways.

Mr. Bradley replied negatively.

Mr. Bradley reviewed his drawings with the Commission members.

Mr. Hutner inquired as to the height of the tallest building.

Mr. Bradley related that the tropical building would be the highest at about 45'.

Mr. Turk reported that there are three (3) resolutions up for adoption this evening, and he explained them to the Commission members. Mr. Turk remarked that the Agreement to be executed is between the Commission and the donors, and that the donors have taken the project as far as they possibly can. He stated that the next step is to prepare working drawings and construction documents. Mr. Turk indicated that a second civic center project, located between Lewis, Douglas, Harrison and Calhoun Streets, should be put into the planning stages, if the Commissioners are satisfied up to this point.

Resolution No. 79-29 - Resolution Approving And Authorizing Execution Of Agreement

Mr. Robert W. Hutner made a motion for approval, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-30 - Resolution Approving The Architectural Program And Schematic Design Of The Conservatory

Mr. Robert W. Hutner moved approval of Resolution No. 79-30, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-31 - Resolution Authorizing The Redevelopment Commission Staff To Investigate, Study, And Survey An Area Within The Corporate Limits Of Fort Wayne

Upon a motion for approval by Mr. Henry F. Rood and a second by Mr. Robert W. Hutner, the motion carried unanimously.

Mrs. Stith thanked Mr. Bradley for his presentation.

Resolution No. 79-32 - Resolution Approving The Execution Of Contracts For Appraisal Services For Acquisition Appraisals Of A Proposed Downtown Project

Mr. Turk requested that this resolution be tabled until the next Commission meeting.

Resolution No. 79-33 - Resolution Approving Contract For Technical And Planning Consultant Services

Mr. Turk told the Commissioners that a new contract with Raymond, Parish, Pine & Weiner has been drawn up for additional planning services. He explained that the amount has been substantially reduced from \$6,500 a month to \$4,500 a month, based on the amount of time their services will be required. Mr. Turk said he feels the Commission has received good prompt service from the firm.

Mr. Hutner questioned if the \$4,500 figure would be utilized.

Mr. Turk referred to similar situations in the past when their services were required. He said he felt this was a fair estimate, judging their services within the next two months.

Mr. Rood inquired into some of the work that is planned for the firm of Raymond, Parish, Pine & Weiner.

Mr. Turk related that the firm will be of service in helping to prepare the land use plan for the Civic Center II and helping give presentations at some public meetings. Mr. Turk said that the firm of Raymond, Parish, Pine & Weiner has technical expertise in a lot of areas and have been very helpful in preparing market brochures for the hotel, for example. He explained that the amount has been reduced about 50% and that the work is on a man-hour basis.

Mr. Robert W. Hutner moved adoption of Resolution No. 79-33, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-34 - Resolution Authorizing The Executive Director, Through Legal Counsel, To Submit And Institute Condemnation Proceedings On One (1) Parcel In The West Main Street Renewal Project Amended

Mr. Turk reviewed the present status in the West Main Street Renewal Project Amended with the Commissioners. He requested authorization to condemn Parcel 4-2 because there has been no response from the owners or their attorney on this matter and the expiration date has since passed.

Mr. Henry F. Rood moved the approval of Resolution No. 79-34, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-35 - Resolution Approving Review Of Reuse Appraisals

Mr. Rood asked who the original two (2) appraisers were that did the reuse appraisals.

Mr. Turk replied that Mr. James W. Roth worked with Mr. Larry D. Misner.

Upon a motion for approval by Mr. Henry F. Rood and a second by Mr. Robert W. Hutner, the motion passed unanimously.

Discussion of Letter from Citizens Cable

Mr. Wasson reminded the members of the Commission that Citizens Cable had made an offer to purchase Parcels 9 and 10 in the Hanna-Creighton area. He stated that the Commission received a letter from Citizens Cable on March 23, 1979 withdrawing their offer and requesting that their earnest money deposit be returned. Mr. Wasson informed the members that Citizens Cable found another site. He related that the Commission staff is recommending that the earnest money deposit be kept in view of the fact that a similar amount was spent on appraisals.

Mr. Henry F. Rood made a motion that the Commission retain the earnest money deposit of Citizens Cable. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-37 - Resolution Approving A Listing Contract Between City Of Fort Wayne, Department Of Redevelopment, And Joe N. Goldstine & Son In Connection With The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Zickgraf informed the Commission members that Mr. Goldstine's contract has expired, and that the Commission is requesting it be renewed for one (1) year instead of six (6) months.

Mr. Rood inquired if Mr. Goldstine has been involved in the recent interest in parcels located in the Hanna-Creighton area.

Mr. Turk responded affirmatively, adding that most of the individuals have come from Mr. Goldstine.

The Commissioners wondered if Mr. Goldstine received commission on parcels he did not sell.

Mr. Turk assured the Commissioners that Mr. Goldstine only received commission on parcels that he was involved in selling.

Mr. Robert W. Hutner moved for adoption of Resolution No. 79-37, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-38 - Resolution Approving Construction Plans Submitted By S S Structures For Real Estate In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson showed the plans of S S Structures for Parcels 11 and 13 to the members of the Commission. He pointed out that they will be two almost identical buildings and that they have been reviewed by the City Zoning and inspection departments.

Mr. Turk noted that S S Structures is the same firm that built the Rems structure.

Mrs. Stith inquired as to the reason S S Structures skipped Parcel 12. She was concerned that Parcel 12 would be difficult to sell, should it remain and not be purchased by S S Structures for development.

Mr. Turk related that S S Structures had originally asked for a staged-takedown of the three (3) parcels, but at present they have made some advancement with the individual interested in Parcel 13 and have requested Parcels 11 and 13 at the same time. Mr. Turk pointed out that the agreement between the Commission and S S Structures will terminate in twelve (12) months and his deposit will be lost.

Mrs. Stith asked if there is a requirement for parking.

Mr. Turk stated that there is a requirement that there is no parking in front of the structure.

Mr. Rood recommended that the Commission suggest to S S Structures that two (2) parcels be chosen together and that the Executive Director be given the authority to negotiate with S S Structures.

The Commissioners decided not to push the issue if S S Structures has a good reason for wanting Parcels 11 and 13 developed at this time.

Mr. Robert W. Hutner moved approval of Resolution No. 79-38 subject to clarification by S S Structures of the reason for takedown of

Parcels 11 and 13 instead of two adjoining parcels. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-39 - Resolution Authorizing Execution And Delivery Of Conveyance - S S Structures

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-39 subject to clarification by S S Structures of the reason for takedown of Parcels 11 and 13 instead of two adjoining parcels, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-40 - Resolution Selecting A Developer For Parcel 9 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson introduced Mr. and Mrs. Ed Karns and their son, Dan, to the members of the Commission. He related that Mr. and Mrs. Karns are interested in purchasing Parcel 9 in the Hanna-Creighton area.

Mr. Karns told the members of the Commission that he has plans for a steel warehouse building 60' X 104' to store farm machinery. He gave some background information on his corporation. Mr. Karns related that the financing will be done through Lincoln National Bank. He also told the Commissioners that they presently rent space across from St. Francis College.

Mr. Turk inquired as to a time schedule.

Mr. Karns reported that the contractor can start within twenty (20) days. He related that he was told it would be approximately three (3) weeks to obtain approval from the state.

Mr. Turk questioned if there should be any concern with noise.

Mr. Karns related that there will be some welding done inside the structure.

Mr. Turk inquired as to how many employees would be hired.

Mr. Karns replied that there would be only three (3) or four (4) to start with.

Mr. Turk asked how many deliveries would be made per day.

Mr. Karns stated that there would not even be one delivery a day to start.

Mr. Karns went on to say that he hopes to place a steel fence around his area.

Mrs. Stith was concerned with the outside storage and the appearance of the area.

Mr. Robert W. Hutner made a motion for approval, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-41 - Resolution Selecting Mr. Travis Gloyd As Developer For Parcel 19 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson introduced Mr. Travis Gloyd to the Commissioners and explained that Mr. Gloyd is interested in developing Parcel 19 in the Hanna-Creighton area.

Mr. Gloyd showed his plan to the members of the Commission and explained that he would be starting out with one building in a one-year

period and build more from there. He related that his structure would be a warehouse used for cold storage with about 10% office.

Mr. Turk asked Mr. Gloyd if he would consider purchasing a smaller parcel that would accommodate his structure more nicely.

Mr. Gloyd said he reviewed the other lots available and felt Parcel 19 was best suited for his needs.

Mr. Rood inquired if the financing was secured.

Mr. Gloyd replied that he would be going through Fort Wayne National Bank.

The Commissioners requested Mr. Gloyd to review the other parcels available to see if another parcel would serve his needs adequately and return to the Commission at their next meeting. The members of the Commission suggested Parcels 4 and 5 together.

Resolution No. 79-42 - Resolution Selecting Kirk H. Scheeler As Developer For Parcel 20 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson presented Mr. Kirk Scheeler to the Commissioners and related that Mr. Scheeler is proposing a development on Parcel 20 in the Hanna-Creighton area.

Mr. Scheeler told the members of the Commission that he is a concrete contractor and that he is proposing two buildings of 5,000 sq. ft. each. He related that he needs storage space for equipment and would like to use half of the building for his own use and lease the other half. Mr. Scheeler told the Commissioners that he will consider purchasing the other building once he has the one leased. He presented his plans to the members of the Commission and related that the building would be of steel structure/post construction with no windows.

Mr. Turk inquired as to a time schedule.

Mr. Scheeler related that the structure could be completed the last of October/first of November.

Mr. Rood asked if the financing has been firmed up.

Mr. Scheeler replied that it has not been firmed up as yet, but he felt there would be no problem.

Mr. Hutner suggested that Mr. Scheeler look into the matter of possibly screening his area and firming up his financing for the structure.

The Commissioners decided to table this resolution until the next Commission meeting.

Resolution No. 79-43 - Resolution Authorizing The Acquisition Of Western Union's Outside Plant

Mr. Turk requested that this resolution be tabled until further information is available.

Resolution No. 79-44 - Resolution Approving Relocation Claim Submitted By International Business College

Mr. Turk reminded the Commission members that this matter was discussed at an earlier date. He told the Commissioners that the Relocation Department has investigated and reviewed the claim submitted by the International Business College, and that he is comfortable in recommending Resolution No. 79-44 to the Commissioners. He pointed out that the \$85,415.31 figure is the maximum except for direct loss of

personal property. Mr. Turk stated that it is not known when the full claim will be submitted, but since this is a sizable one it is being submitted for approval along with the ability to pay up to the amount of the claim. Mr. Turk told the Commissioners that he expects International Business College will ask for an advance on a portion of the claim to help them with their costs.

Mr. Hutner was concerned over the outcome if International Business College should go out of business and the Commission has already given them an advance.

Mr. Turk related to the Commissioners that he has decided not to give them an advance without a copy of the signed lease.

Mr. Henry F. Rood moved for approval, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-45 - Resolution Establishing Month-To-Month Rent For Former Owners Of Parcel 3-1 In The West Main Street Renewal Project Amended

Mr. Turk told the Commission members that the closing has been held on Parcel 3-1 and there was some discussion about a fair rental amount. He related that the owners feel a fair maximum rent would be \$100.00 a month provided that they relocate within sixty (60) days.

Mr. Henry F. Rood made a motion for adoption, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk stated that the resolution should be changed to read that the owners have agreed to move within sixty (60) days.

OTHER BUSINESS

Downtown Parking

Mr. Hutner pointed out the serious problem that will arise after the Fox Garage is demolished. He remarked that several of the downtown employees are already finding it difficult to find a place to park and that the rates have been high.

Mr. Robert W. Hutner made a motion that a resolution be approved allowing for a temporary parking area until the downtown parking garage is built. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Rodents Downtown

Mr. Hutner told the other members that he felt the rodent problem that the merchants were experiencing downtown was quite serious and that the City Rodent Control was not doing its job.

Mrs. Weiss told the Commission members that she went with the Rodent Control personnel and baited all the buildings with them. She pointed out that the City is not required by State law to take care of mice.

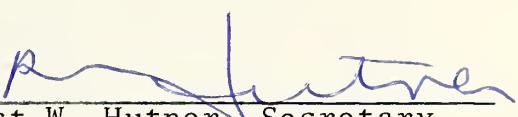
Mrs. Stith requested that the Rodent Control be present at the next Commission meeting to explain the process.

ADJOURNMENT

Mr. Robert W. Hutner made a motion for adjournment, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried

unanimously. The meeting was adjourned at 9:30 P.M.

Respectfully submitted,



Robert W. Huttner, Secretary

MINUTES OF SPECIAL MEETING

DATE: April 9, 1979, 4:00 P.M.

PLACE: Executive Director's Office, Redevelopment Commission, Room 830, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Hana L. Stith, Vice President
Robert W. Hutzner, Secretary
John L. Andreas

MEMBERS ABSENT:

Leonard M. Weinraub, President
Henry F. Rood

STAFF PRESENT:

Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Ronald L. Bonar, Engineer
Mr. & Mrs. Glen A. Durnell & son, L. I.
Griffin & Sons
Blake Prentice, L. I. Griffin & Sons
Virginia Richards, Mayor's Office
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel
Doug Fisher, Channel 21
Bill Fisher, WOWO
1 other news media person

The Vice President called the meeting to order at 4:06 P.M.

The Secretary noted that all members were present except for Messrs. Weinraub and Rood.

NEW BUSINESS

Resolution No. 79-26 - Resolution Approving The Awarding Of A Demolition Contract For The West Main Street Renewal Project Amended

Mr. Wasson related that last week bids were submitted for Blocks III and IV in the West Main Street Renewal Project Amended. He explained that two (2) bids were received and that they have been reviewed by Ron Bonar, the Commission's temporary consulting engineer.

Mr. Bonar referred to his letter of April 9, 1979 placed before the Commission members and reported that L. I. Griffin & Sons submitted the low bid in the amount of \$284,250. He stated that he had reviewed the bids and recommended that the Commission award the demolition contract to L. I. Griffin & Sons. Mr. Bonar added that everything is in order and that the firm is qualified to do the work.

Mr. Robert W. Hutzner moved the adoption of Resolution No. 79-26 with the selection of L. I. Griffin & Sons, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-27 - Resolution Authorizing Price For Parcel 4-6A In The West Main Street Renewal Project Amended

Mr. Wasson referred to Mr. Turk's memorandum to the Commissioners regarding the price increase for Parcel 4-6A. He stated that Mr. Turk recommended that this matter be approved.

Mr. John L. Andreas made a motion for approval of Resolution No. 79-27, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-28 - Resolution Selecting Ronald L. Bonar As Temporary Consulting Engineer

Mr. Wasson referred to his memorandum of April 5, 1979 to the Commissioners regarding Mr. Leas. He explained that Mr. Leas is now out of coronary care, but will be recuperating for some time. Mr. Wasson requested that Mr. Bonar be hired to fill in during Mr. Leas' absence.

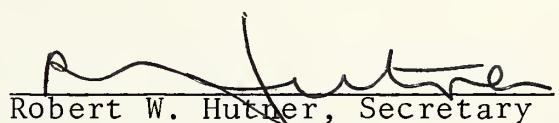
Mr. Robert W. Hutner moved for adoption of Resolution No. 79-28, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

There being no other business, Mr. Robert W. Hutner moved for adjournment. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously. The meeting was adjourned at 4:11 P.M.

Mr. Wasson asked the members of the Commission to remain for an Executive Session that will immediately follow.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF SPECIAL MEETING

DATE: March 19, 1979, 4:00 P.M.

PLACE: Executive Director's Office, Redevelopment Commission, Room 830, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary

MEMBERS ABSENT:

Henry F. Rood
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Sylvia Smith, Journal-Gazette

Mr. Weinraub called the meeting to order at 4:07 P.M.

Mr. Hutner made mention that Commissioners Rood and Andreas were absent.

Resolution No. 79-22 - Resolution Authorizing Price For Parcel 3-1 In The West Main Street Renewal Project Amended

Mr. Weinraub explained that Resolution No. 79-22 authorizes the increase in the acquisition price for Parcel 3-1 in the West Main Street Renewal Project Amended.

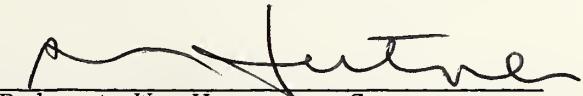
Mr. Robert W. Hutner made a motion that Resolution No. 79-22 be adopted, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

There being no further business, Mr. Robert W. Hutner moved that the meeting be adjourned. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

The meeting was adjourned at 4:08 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF REGULAR MEETING

DATE: March 12, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary

MEMBERS ABSENT:

Henry F. Rood
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Robert L. Leas, Consulting Engineer
Dick L. Gibson, Martindale/Tourney/
Gibson, Inc.
James G. Braden, Pond Construction
Company
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel
Bill Gephardt, Channel 33
A cameraman from Channel 33

Mr. Weinraub called the meeting to order at 7:10 P.M.

Mr. Hutner remarked that Messrs. Rood and Andreas were absent.

APPROVAL OF MINUTES

Upon a motion by Mr. Robert W. Hutner and a second by Mrs. Hana L. Stith, the minutes of the Regular Meeting of February 12, 1979 were approved. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Weinraub asked Mrs. Zickgraf if the Vouchers contained anything out-of-the-ordinary.

Mrs. Zickgraf responded that they were all routine entries.

Mr. Robert W. Hutner moved that the Vouchers paid in February, 1979 along with the legal services amounting to \$7,678.71 from Rothberg, Gallmeyer, Fruechtenicht & Logan be approved. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

Presentation by Martindale/Tourney/Gibson on Parking Garage

Mr. Turk stated that Mr. Gibson is not present as yet and requested that the Commission members move on to the next item and come back when he has arrived.

NEW BUSINESS

Resolution No. 79-14 - Confirmatory Resolution - Worthington Properties

Mr. Robert W. Hutner moved that Confirmatory Resolution No. 79-14 be adopted, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub questioned if the tax abatement program would affect the 1979 taxes for Worthington Properties.

Mr. Turk replied that the tax abatement would go into effect on the 1979 taxes payable in 1980 if Worthington Properties files with the Auditor.

Resolution No. 79-16 - Resolution Authorizing The President And Secretary To Execute The Contract For Sale Of Land For Private Development By And Between The City Of Fort Wayne, Department Of Redevelopment, And East Central Associates (to be formed), An Indiana Limited Partnership

Resolution No. 79-17 - Resolution Approving Construction Plans Submitted By East Central Associates, An Indiana Limited Partnership, For Real Estate In The East Central Neighborhood Development Program, Project (IND. A-14)

Resolution No. 79-18 - Resolution Authorizing Execution And Delivery Of Conveyance

Since Mr. Braden has not arrived as yet, the Commissioners went on into the program.

Resolution No. 79-19 - Resolution Approving Agreement Regarding Demolition In Civic Center Renewal Project, Block III

Mr. Weinraub explained that Resolution No. 79-19 deals with Martin, Inc., I&M, and Peoples Trust Bank coming to an agreement regarding the demolition contract for Block III of the Civic Center Renewal Project. He went on to say that I&M and Peoples Trust Bank have agreed to take over the Martin contract in order to keep the project going forward.

Mr. Turk further explained that this action will allow the Commission to obtain the properties required for the parking garage and get them demolished in time for scheduled garage construction. He related the situation to the Commissioners and stated that a conveyance is not possible until this summer.

Mrs. Hana L. Stith moved that Resolution No. 79-19 be approved, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Noting that Mr. Gibson is now present, the Commissioners went back to his presentation at this time.

Presentation by Martindale/Tourney/Gibson on Parking Garage

Mr. Gibson referred to some drawings he placed before the Commission members showing Phase I and II of the parking garage. He related that the total amount of automobiles that could be contained in the garage would be 1,138.

Mr. Weinraub inquired as to how many spaces the extra 20 feet would give the garage.

Mr. Gibson replied that there would be 28 more spaces available.

Mr. Gibson showed the exits on Calhoun, Washington, and Clinton Streets to the members of the Commission and the entrance on Calhoun and Washington Streets. He related that 9,000 to 9,200 sq. ft. would be lease space. Mr. Gibson stated that the estimate for the garage done by a contractor is \$2,100,000 with a target of \$2,250,000 to add the other 20 feet.

Mr. Weinraub inquired as to the revenue a year for the additional automobile spaces.

Mr. Wasson responded that it would be \$16,000, if rented all the time to monthly parkers.

Mr. Turk felt the Commission can afford the additional spaces with no problems. He added that the Commission may as well get as much parking as they possibly can. Mr. Turk stated that a financing plan has been roughed out and that it will cost about \$1,000 extra to get the additional space, but he felt it will be well spent.

The Commissioners agreed that the additional space should be obtained.

Mr. Gibson explained that he felt this should be an add alternate to the contract when it is bid. He recommended to the Commissioners that they use the add alternate method, remarking that it would not cost as much.

Mr. Hutner questioned if the Commission would award the bid on the entire project or on the base garage.

Mr. Turk stated that he would prefer the add on contract.

Mr. Hutner said he did not see the advantage of having the contract as an add on.

Mr. Weinraub explained that with the add on contract the bidders come in on a base bid and they give the alternate. He related that if the alternate is too high, the Commission can go with the add on.

Mr. Gibson commented that the parking garage structure itself will be poured in place. He showed the sandblasted finish of the outside of the walls of the parking garage.

Mr. Weinraub wondered if the garage would be sealed afterwards.

Mr. Gibson replied affirmatively.

Mr. Gibson stated that the parking garage structure will be warm in color rather than a grey concrete.

Mr. Weinraub explained to the press members and audience present the outside finish of the building.

Mr. Gibson indicated that the stairwalls and elevations would be of brick. He showed the size and kind, and related that this would be the most economic. He also mentioned that the color would be somewhat compatible. Mr. Gibson told the Commission members that it would be \$8.00 to \$12.00 a square foot to place an aluminum screen around the garage. Mr. Gibson recommended the aggregate with the brick he showed.

Mr. Hutner inquired as to where the automobiles will sit compared to the openings on each floor of the garage.

Mr. Gibson explained that the concrete railing will be 3½ feet above the floor.

Mr. Turk asked Mr. Gibson for a time frame on the work.

Mr. Gibson answered that it will take three (3) months to produce documents ready for bidding and that the contractors should have the better part of the month to bid the job. He explained that they would then be under construction.

Mr. Weinraub questioned if the contractor would be under construction around August 1st to August 15th.

Mr. Turk responded that the contractor would be able to begin construction on schedule.

Mr. Robinson related that the latest time in agreement is August 1st.

Mr. Turk referred to Mr. Leas and asked if this was reasonable with him.

Mr. Leas responded affirmatively.

Mr. Weinraub thanked Mr. Gibson for his presentation.

Resolution No. 79-15 - Resolution Accepting Schematic Design Of Parking Garage And Authorizing Martindale/Tourney/Gibson To Proceed With Working Drawings And Necessary Construction Documents

Mr. Robert W. Hutner moved adoption of Resolution No. 79-15, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

It was decided that the working drawings and construction documents would be completed and presented to the Commission by June 11, 1979.

Upon noting that Mr. Braden was now present, the Commissioners moved to Resolution Nos. 79-16, 79-17, and 79-18.

Mr. Turk told the Commissioners that Mr. Braden has prepared the construction plans for review and approval this evening.

Mr. Braden was then introduced to the Commission members and went over the construction plans with them.

Mr. Weinraub invited members of the press to join the Commissioners to review the construction plans.

Mr. Braden explained that the East Central Towers Project will consist mostly of elderly units with a few family units--124 elderly and 24 family. He noted that there will be a tremendous amount of open space.

Mr. Weinraub stated that he felt this would be a very nice addition to the neighborhood. He asked who would manage the project.

Mr. Braden remarked that they would manage the project themselves.

Mr. Braden told the Commissioners that the apartments will be very luxurious.

Mr. Wasson related that he spoke with the zoning officer and explained that part of the site will require a waiver for the parking for the East Central Towers project. He stated that he was told it would be a simple procedure to go through with the Board of Zoning Appeals.

Mr. Turk said that with regard to the parking variance, he could see no reason why not to recommend that the waiver be granted by the Board of Zoning Appeals.

Mr. Turk reminded the Commission members that several years ago the Commission donated a parcel to the Housing Authority where low-rise housing units were going to be developed. He related that there was an agreement the Commission had with the Housing Authority on this parcel that the proceeds from the sale in excess of out-of-pocket expenses and costs incurred in the transaction of the real estate would be given back to the Redevelopment Commission. Mr. Turk referred to Mr. Glasper's letter of March 9, 1979 placed before the Commissioners explaining the matter and asking if the Commission is satisfied with the situation. Mr. Turk stated that the Commission will be getting \$37,600 minus expenses. Mr. Turk requested authorization from the Commission members to advise Mr. Glasper the Commission is in agreement with his letter of March 9, 1979.

The Commissioners agreed to give Mr. Turk authorization and that a resolution be drawn up approving the sale of land by the Housing Authority.

Mr. Robert W. Hutner moved the approval of Resolution No. 79-25 approving the sale of land by the Housing Authority, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk related that a request has been made to HUD for sufficient monies around \$100,000 to help pay for the overhead utility lines. He explained that HUD feels the CDBG funds should be used up first before asking for more funds. Mr. Turk said that after having several discussions with the Department of Community Development & Planning, they feel they may be able to contribute on this. Mr. Turk told the Commissioners that he does not see any problems with getting the funds for these site improvements.

Resolution No. 79-16 - Resolution Authorizing The President And Secretary To Execute The Contract For Sale Of Land For Private Development By And Between The City Of Fort Wayne, Department Of Redevelopment, And East Central Associates (to be formed), An Indiana Limited Partnership

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-16, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk suggested that Resolution No. 79-16 be approved subject to approval by our attorney, since the agreement has not been modified in final form.

Resolution No. 79-17 - Resolution Approving Construction Plans Submitted By East Central Associates, An Indiana Limited Partnership, For Real Estate In The East Central Neighborhood Development Program, Project (IND. A-14)

Mrs. Hana L. Stith moved adoption of Resolution No. 79-17, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-18 - Resolution Authorizing Execution And Delivery Of Conveyance

Mr. Robert W. Hutner moved approval of Resolution No. 79-18, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub thanked Mr. Braden on behalf of the Commission members and staff.

Mr. Braden informed the Commissioners that the brick was redone on the back of the Edsall House at a cost of \$50,000. He added that the Edsall House Apartments should be occupied by June, 1979.

Mrs. Stith inquired if the owners would pay for their own utilities on the East Central Towers Project.

Mr. Braden explained that the tenant will pay a pro-rated portion of the gas, and that the \$18.00 fee should cover the utilities for most of the tenants.

Resolution No. 79-19 - Resolution Approving Agreement Regarding Demolition In Civic Center Renewal Project, Block III

Resolution No. 79-19 was tabled for a future meeting.

Resolution No. 79-20 - Resolution Approving Bid Documents And Specifications For Demolition Of Structures And Site Clearance In The West Main Street Renewal Project Amended

Mr. Turk reiterated that at the last Commission meeting the staff was directed to prepare the specifications for demolition of Blocks III and IV in the West Main Street Renewal Project Amended.

Mr. Leas explained that the specifications for demolition of Blocks III and IV in the West Main Street Renewal Project Amended are very similar to the specifications for Blocks I and III in the Civic Center Renewal Project.

Mr. Robert W. Hutner made a motion that Resolution No. 79-20 be approved, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-21 - Resolution Approving An Agreement For Relocation Services And Authorizing The President To Execute Said Agreement

Mr. Turk informed the Commission members that the Department of Minimum Housing & Relocation has provided us with relocation services in the Civic Center Renewal Project and have been providing relocation services for the Commission in the West Main Street Renewal Project Amended. He remarked that Resolution No. 79-21 approves the agreement with Minimum Housing & Relocation for their services for the West Main Street Renewal Project Amended.

Mr. Robert W. Hutner moved adoption of Resolution No. 79-21, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-22 - Resolution Authorizing Price For Parcel 3-1 In The West Main Street Renewal Project Amended

Mr. Turk suggested that Resolution No. 79-22 be tabled at this time.

Resolution No. 79-23 - Resolution Establishing Month-To-Month Rent For Former Contract Buyer Of Parcel 3-2 In The West Main Street Renewal Project Amended

Mrs. Hana L. Stith made a motion for approval of Resolution No. 79-23, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-24 - Resolution Establishing Month-To-Month Rent For Former Owner-Occupants Of Parcel 3-5A And B In The West Main Street Renewal Project Amended

Mr. Robert W. Hutner moved approval of Resolution No. 79-24, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Ms. Jean Markey - Old Drug Building

Mr. Turk remarked that three (3) months ago the Commissioners discussed a proposal from Ms. Jean Markey for the Old Drug Building. He told the Commission members that the time has now ended that was allowed for Ms. Markey to obtain her financing for her project. Mr. Turk felt the Commission should notify Ms. Markey that her time has expired and that the building will be open for other bidders.

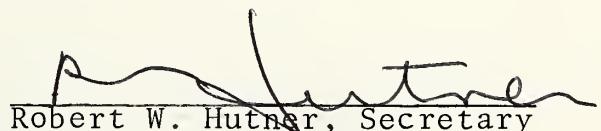
Mr. Weinraub suggested that the Commission advise Mr. Goldstine to proceed with any interested people he had.

The Commissioners decided that a letter should be written to Ms. Markey telling her that her time has expired and informing her that the project will be opened to others as well.

ADJOURNMENT

There being no other business, the meeting was adjourned at 8:35 P.M.

Respectfully submitted,



Robert W. Hutmacher, Secretary

MINUTES OF PUBLIC HEARING

DATE: March 12, 1979, 7:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary

MEMBERS ABSENT:

Henry F. Rood
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Robert L. Leas, Consulting Engineer
Fred R. Hunter, Realtor
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel
Bill Gephardt, Channel 33
A cameraman from Channel 33

Mr. Weinraub called the public hearing to order at 7:06 P.M.

Mr. Weinraub explained that the purpose of the Public Hearing this evening is to hear and receive comments regarding Declaratory Resolution No. 79-13 which designates Worthington Properties as an urban development area. He stated that a legal notice was published in the Fort Wayne Journal-Gazette and News-Sentinel on February 20th and February 27th, and that the Commission will provide an opportunity tonight for all persons and organizations wishing to express their views with respect to the designation of Worthington Properties as an urban development area. Mr. Weinraub requested that anyone wishing to file a written remonstrance or objection should do so during tonight's hearing, and that all statements should be brief and to the point. He asked that each speaker come forward and give their name, address, and/or organization. Mr. Weinraub asked that anyone wishing to make a statement against the resolution should do so at this time.

There was no response.

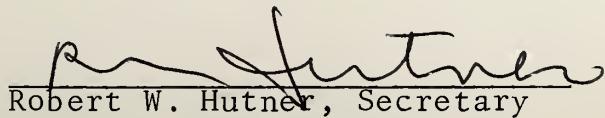
Mr. Weinraub requested that anyone wishing to speak for the resolution do so at this time.

Mr. Fred Hunter related that he will be restoring a 50-year old apartment building that should be finished within another month-and-a-half. He explained that it will be a joint venture and that he is requesting an abatement of taxes for this project.

Mr. Weinraub explained that Confirmatory Resolution No. 79-14 would be up for adoption at the Regular Meeting following this Public Hearing.

The Public Hearing ended at 7:09 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF REGULAR MEETING

DATE: February 12, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary

MEMBERS ABSENT:

Henry F. Rood
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Robert L. Leas, Consulting Engineer
John A. Schenkel, Schenkel & Scheele, Inc.
Jack Scheele, Schenkel & Scheele, Inc.
Jim Pion
Gail Bales, Journal-Gazette

Mr. Weinraub called the meeting to order at 7:32 P.M.

Mr. Hutner noted that all Commission members were present except for Mr. Rood and Mr. Andreas.

APPROVAL OF MINUTES

Upon a motion by Mr. Robert W. Hutner and a second by Mrs. Hana L. Stith, the minutes of the Annual Meeting of January 2, 1979 and the Regular Meeting of January 8, 1979 were approved. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Robert W. Hutner made a motion that the Vouchers paid in January, 1979 be approved, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

There was no old business.

NEW BUSINESS

RESOLUTION NO. 79-5 - Resolution Authorizing An Increase In An Acquisition Price For Parcel 1-9 In The Civic Center Renewal Project

Mr. Turk explained that Parcel 1-9 is one of the parcels owned by Peoples Trust Bank. He went on to say that the price increase is only related to the inclusion of relocation costs, as estimated by our industrial engineer.

Mr. Robert W. Hutner moved the approval of Resolution No. 79-5, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-6 - Resolution Establishing Month-To-Month Rent For Former Owner-Occupants Of Parcel 3-8 In The Civic Center Renewal Project

Mr. Weinraub told the other Commissioners that Resolution No. 79-6 establishes month-to-month rent for Walter York of Safe-T Parking Company. He asked if the lease stated that Mr. York would have to vacate the premises by the end of the month if given notice on the first of the month.

Mr. Turk responded affirmatively.

Mrs. Hana L. Stith moved the adoption of Resolution No. 79-6, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-7 - Resolution Granting Of Waiver Of Requirement Of Three (3) Estimates From Outside Movers In Order To Relocate International Business College

Mr. Wasson reported that International Business College has asked for a waiver because they feel that going through the process of obtaining three (3) outside bids would be too time-consuming. He explained that they are proposing that the Commission grant them this waiver. Mr. Wasson related that upon receiving their specifications, Mr. Leas would arrange for a cost estimator to review them, and then a settlement would be made.

Mr. Leas agreed and stated that this is all the Commission can do.

Mr. Turk reminded the Commission members of the items International Business College is eligible for on relocation and requested that the waiver be granted.

Mr. Robert W. Hutner moved the approval of Resolution No. 79-7, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-8 - Resolution Authorizing Price For Parcel 3-3 In The West Main Street Renewal Project Amended

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-8, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-9 - Resolution Approving Contract For Boundary And Topographical Survey Of Portions Of Block III And Block IV In The West Main Street Renewal Project Amended And Authorizing The Execution Of A Contract

Mr. Weinraub presented the four (4) bids for the topographical and boundary survey in the West Main Street Renewal Project Amended. He stated that Mr. Leas has recommended in a letter that the Commission select the low bidder, Z. K. Tazian & Associates.

Mr. Leas explained that this survey is required so that the location of basements and their size will be known. Mr. Leas added that he felt the Commission obtained a bargain on this.

Mrs. Stith inquired if the Commission has had a similar contract in the past.

Mr. Weinraub replied affirmatively.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-9 with the selection of Z. K. Tazian & Associates, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-10 - Resolution Selecting Schenkel And Scheele, Inc., As Developer For The East $\frac{1}{2}$ Of Parcel 7 And All Of Parcel 8 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. John Schenkel and Mr. Jack Scheele of Schenkel and Scheele were introduced to the Commissioners.

Mr. Schenkel showed plans of the lot sizes. He explained that they are general contractors who specialize in insurance loss work.

Mr. Weinraub told both gentlemen that this would have to be approved by HUD.

Mr. Turk inquired as to Schenkel and Scheele's plans for this property.

Mr. Schenkel responded that they propose offices and warehouses.

Mr. Turk asked how many people would be employed in the new structure.

Mr. Schenkel reported that they employ 22 people at present. He stated that he could not say how many more employees would be hired, but they probably would increase their employment.

Mr. Turk asked what kind of a time schedule they visualize.

Mr. Schenkel stated that they expect to start this spring.

Mr. Wasson related that this matter can be sent to HUD tomorrow, and that the Commission should get a response within a very short time and be able to approve this at the next Commission meeting.

Mr. Schenkel told the members of the Commission that they plan to use financing through the LDC program.

Mrs. Hana L. Stith moved the approval of Resolution No. 79-10, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-11 - Resolution Authorizing Use Of Proclaimer Certificate Relative To Establishment Of Revised Fair Reuse Value For Property To Be Disposed Of In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Turk related that the Commission has had some parcels in the Hanna-Creighton Urban Renewal Project re-appraised, and that by going through HUD procedures must send a Proclaimer Certificate for $\frac{1}{2}$ of Parcel 7, all of Parcel 8, Parcel 9 and Parcel 10.

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-11, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-12 - Resolution Accepting The Offer And Proposal Of S.S. Structures, Inc., For The Purchase Of Disposition Parcels 11, 12, And 13 In The Hanna-Creighton Urban Renewal Project (IND. R-51) And Authorizing The Execution Of A Staged Take-Down Contract For Sale Of Land



Mr. Turk explained that the Commission approved a Proclaimer Certificate for Hanna-Creighton Parcels 11, 12, and 13 at a previous meeting, and that HUD has accepted the Proclaimer. Mr. Turk reminded the Commission members that S.S. Structures has proposed to purchase the three (3) parcels over a staged process.

Mrs. Hana L. Stith made a motion for approval of Resolution No. 79-12, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-13 - Declaratory Resolution, Worthington Properties

Mr. Turk told the Commission members that Worthington Apartments are very worthwhile reuse residential units on East Wayne Street. Mr. Turk related that the Worthington Apartments are requesting a tax abatement which would allow them to finish their project.

Mrs. Stith said she felt this was a very worthwhile project.

Mrs. Hana L. Stith moved for adoption of Resolution No. 79-13, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mr. Wasson informed the Commissioners that Western Union has accepted the Commission's proposal, and that today the Commission received their relocation claim.

In other business, a member of the audience, Mr. Jim Pion, approached the Commissioners. He explained that he has been working to re-open the Sheraton Hotel for about a year, and that recently he requested from Mr. Turk a copy of the Laventhal & Horwath report. Mr. Pion related that Mr. Turk had told him that the report was not available because the Commission had reached an understanding that they would be able to market this property. Mr. Pion stated that he still is not aware of why this report should not be made available to the public.

Mr. Turk remarked that the question here is the marketing of the land for the civic center/hotel. Mr. Turk stated that he did give Mr. Pion a copy of the summary report of Laventhal & Horwath and explained that the full report contains land specifications which will be used by Commission appraisers in determining resale value of the hotel site and should not be made available because appraisal information is to be held in confidence as per State Statutes. Mr. Turk related that he could review certain segments of the report if he knew what Mr. Pion wanted.

Mr. Weinraub stated that the appraisal information is not to be made public.

Mr. Pion stated that this is a marketability study and not an appraisal.

Mrs. Stith stated that the Commission is working for the public, and she felt if Mr. Pion just wanted the feasibility study sections he should be allowed to have them.

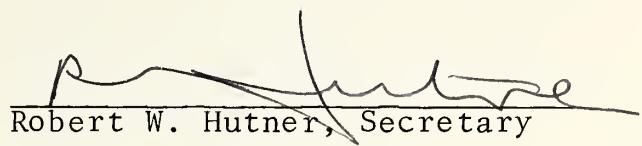
Mr. Weinraub told Mr. Pion that the Commission would have their attorney review the matter and that he would receive a response.



ADJOURNMENT

Upon a motion by Mr. Robert W. Hutner and a second by Mrs. Hana L. Stith, the meeting was adjourned at 8:08 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF REGULAR MEETING

DATE: January 8, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
John L. Andreas

MEMBERS ABSENT:

Henry F. Rood

STAFF PRESENT:

Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Robert L. Leas, Consulting Engineer
Vernon H. Otte, Property Manager
Ralph Nodine, Department of Community
Development & Planning
Dick L. Gibson, Martindale/Tourney/Gibson
John Brockman, Citizens Cable of Fort
Wayne, Inc.
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel

Mr. Weinraub called the meeting to order at 7:30 P.M.

Mr. Hutner noted that all Commission members were present except
for Mr. Rood.

APPROVAL OF MINUTES

Mr. Robert W. Hutner made a motion that the minutes of the Regular
Meeting of December 11, 1978 be approved, and Mr. John L. Andreas
seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mrs. Zickgraf mentioned that three (3) more properties were acquired
in the Civic Center Renewal Project, including International Business
College and Stucky Brothers properties.

Mr. John L. Andreas moved that the vouchers paid in December, 1978
be approved, and Mr. Robert W. Hutner seconded the motion. Upon
roll call, the motion carried unanimously.

OLD BUSINESS

Architects for Parking Garage

Mr. Wasson informed the Commissioners that he invited Mr. Dick Gibson
of Martindale/Tourney/Gibson to the meeting this evening to explain
the operation of the parking garage and to show the schematic
drawings which have been completed.

Mr. Gibson indicated the location of the parking garage by referring
to several major buildings surrounding it. He related that meetings

were held with the Traffic Engineer, Tom Manny, to find out the best way to enter and exit the parking garage. Mr. Gibson reported that the total amount of parking spaces at this time is approximately 430 with an option for a few more. He explained that the garage will have a computerized ticket dispenser and went into further detail on the device.

Mr. Weinraub inquired as to how many spaces could be gained by not having any commercial rental space.

Mr. Gibson replied that it would be about 12 or 13 spaces.

Mr. Gibson noted that 13' on Washington Boulevard and about 30' on Clinton Street would be landscaping.

Mr. Huttner inquired if there would be any basement parking.

Mr. Gibson related that the first ramp would be below grade.

The Commissioners were concerned over the large amount of landscaping on the site and felt that several additional car spaces could be added instead of all the landscaping being proposed.

Mr. Gibson informed the Commissioners of the budget involved and of the money that would be needed to add more car spaces.

Mr. Gibson stated that they have a preliminary estimate being made on the plan and that Carl Walker & Associates is also having a preliminary estimate done.

Mr. Weinraub suggested that the architects investigate the possibility of lengthening the garage to one more bay.

Mr. Huttner inquired as to the course travelled to obtain passage to the convention center and hotel.

Mr. Gibson related that a bridge may be built across Calhoun Street that will take people across to the convention center and then to the hotel. He pointed to that location on the chart.

Mr. Weinraub wondered what kinds of problems there would be in moving the utilities when the second phase is done.

Mr. Gibson explained that they do not anticipate any problems because they would not be moved.

Mr. Gibson pointed out to the Commissioners that the alley along the parking garage could be used for campers which the garage plans will not currently accommodate. He explained that the garage will be 6'9" and will provide for vans and buses. Mr. Gibson then showed the elevations and explained the concrete structure in detail, including the various signs. He told the members of the Commission that it would be an open garage.

Mr. Weinraub asked Mr. Gibson how far away they were from getting the Commission's final approval.

Mr. Gibson reported they have all of the engineering data done and are ready to go into working documents tomorrow even though there are still a lot of decisions to make. He stated that demolition should be completed the end of June.

Mr. Weinraub questioned the status of Peoples Trust Bank and wondered when they would be able to move.

Mr. Wasson explained that their building would be the last to be demolished. He pointed out that the Stucky building is under construction.

Mr. Weinraub asked Mr. Otte's opinion on the large amount of landscaping proposed for the parking garage on Calhoun Street.

Mr. Otte was not disturbed with the planned landscaping. However, he inquired as to how it compares with the I&M/Peoples Trust building.

Mr. Gibson responded that they are building right to the sidewalk/property line.

Mr. Andreas liked the idea of being open on Calhoun Street, but he did not like the plan for Clinton Street.

Mr. Gibson was troubled as to how this would fit into the budget.

Mrs. Stith inquired as to the reason for setting the garage back so far.

Mr. Gibson replied that they must stay within a budget.

Mr. Weinraub wondered if 30' of landscaping on Clinton Street could be removed and be flexible.

Mr. Gibson responded negatively. He explained that it would make it impossible to make the turn. Mr. Gibson added, however, that removal of 20' would be feasible.

Mr. Weinraub felt it was important to add one more bay, and he did not think the cost would be that great.

All of the Commissioners agreed this should be investigated.

Mr. Gibson assured the members of the Commission that he would look into the matter and then get back to them.

Mr. Hutzler inquired as to their procedure of keeping the ramps from freezing.

Mr. Gibson explained that they cannot be heated because of the high cost involved.

Mr. Gibson stated that the concrete will be of a broom finish.

Mr. Weinraub thanked Mr. Gibson for coming this evening to give his presentation.

NEW BUSINESS

Civic Center Renewal Project Progress

Mr. Wasson brought the members up-to-date by telling them that the Commission has issued additional buildings to Martin for demolition and that they have demolished the southeast corner of the block up to Kraft & Heinrich Tailors. He related that the Commission is hopeful they will be able to relocate them in the near future. Mr. Wasson reported that Dial Finance has moved out of their building, and that the Commission hopes to release their building to Martin as soon as the utilities have been taken out. He stated that the Commission has acquired the International Business College, leaving only the Peoples Trust property on the corner. Mr. Wasson told the Commissioners that the first purchase in Block 3 has been made in the location of the parking garage and that it is anticipated the rest of Block 3 will be worked out very soon.

Mr. Wasson told the Commissioners that the bonds were sold on December 19, 1978 at an interest rate of 5.63%. He informed the

members that besides the First National Bank of Chicago and other purchasers, Traub and Company, LaSalle National Bank, and Merrill, Lynch, White Weld Capital Markets Group also purchased the bonds. Mr. Wasson explained that the bonds are being printed now, and that the Commission should receive their money within the next couple of weeks.

RESOLUTION NO. 79-1 - Resolution Authorizing Preparation Of Specifications And Bid Documents For Demolition In West Main Street Renewal Project Amended

Mr. Robert W. Hutzner moved for adoption of Resolution No. 79-1, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-2 - Resolution Approving Renewal Of Contract For Property Management Services

Mr. Weinraub referred to a letter received this evening from Mr. Otte inquiring if his services will be required for 1979, since his contract terminates on February 15, 1979.

Mr. John L. Andreas made a motion that Resolution No. 79-2 be approved renewing the contract of Mr. Vernon H. Otte as Property Manager, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 79-3 - Resolution Selecting Citizens Cable Of Fort Wayne, Inc., As Developer For Parcels 9 And 10 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson introduced Mr. John Brockman of Citizens Cable of Fort Wayne, Inc., to the members of the Commission. He explained that Citizens Cable of Fort Wayne, Inc., is proposing to purchase Parcels 9 and 10 in the Hanna-Creighton Urban Renewal Project area.

Mr. Brockman told the Commissioners that they are proposing a 17,000 sq. ft. office and repair center on the site and that it would be constructed of a combination steel and brick building. He related that Citizens Cable of Fort Wayne, Inc., is a subsidiary of Cox Broadcasting Corporation out of Atlanta, Georgia. He stated the projected cost is \$525,000 and that they would like to have the building completed in August or September of 1979. Mr. Brockman went on to say that the Hanna-Creighton area stipulates no off-street parking, and he requested that the Commission waive the condition to allow them to have drive-thru parking in front of the structure so that those wishing to come in to pay their bill are able to do so.

Mr. Weinraub asked if HUD approval of this is required.

Mr. Wasson responded negatively.

Mr. Robert W. Hutzner made a motion that Resolution No. 79-3 be adopted with the variance, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Wasson mentioned that the Commission would like to see some type of landscaping around the site.

Mr. Brockman assured the Commission members that the area would be made attractive.

Mr. Wasson stated that the Commission will now instruct the appraisers to proceed with their appraisals.

Renewal of Contract for Robert L. Leas, Consulting Engineer

Mr. Weinraub referred to a letter placed before the Commissioners this evening from Mr. Robert L. Leas expressing his desire to have his contract renewed with the Commission.

Mr. John L. Andreas moved for approval to renew the Contract for Professional Engineering Services with Mr. Robert L. Leas at the increased rate of \$21.00 per hour. Mr. Robert W. Hutzler seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Wasson remarked on the staff's behalf and thanked Mr. Leas and Mr. Otte for the fine work they have been doing for the Commission.

Approval of Annual Report to Mayor

Mr. Wasson related to the members that the Commission must submit an Annual Report to the Mayor, as required by the "Cities and Towns Act of 1953". He asked for approval of the Annual Report placed before the Commissioners so that it can be submitted to the Mayor.

Mr. Robert W. Hutzler moved the approval of the Annual Report to the Mayor, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Lease Payment for Parking Lot Parcel 3-3 West Main Street Renewal Project

Mr. Wasson requested approval of the Commissioners to proceed to negotiate a lease for the parking lot.

Mr. Andreas questioned the present monthly rent.

Mr. Otte related that the lease will contain the same amount per month.

Mr. John L. Andreas moved approval to proceed and negotiate a lease, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Old Drug Building Mrs. Jean Markey

Mr. Wasson explained that Mrs. Jean Markey has been working with the Central Neighborhood Development Corporation hoping to obtain financing for the Old Drug Building. Mr. Wasson stated that the Commission received a letter from the Central Neighborhood Development Corporation requesting an extension on her option. He reported that he has asked Mr. Ralph Nodine to review with the Commissioners the progress Mrs. Markey has made to this point.

Mr. Weinraub inquired as to when she is obligated to come up with the money for the option.

Mr. Wasson replied that Mrs. Markey will have to put her money up when the loan is approved.

Mr. Nodine explained that Mrs. Markey first met with the Central Neighborhood Development Corporation Board on December 8, 1978 and that there were a number of internal questions raised with Mrs. Markey's architect and about her building. He reported that the Central Neighborhood Development Corporation plans to meet this

Thursday to put together a plan for approval. Mr. Nodine added that it appears the Board will recommend approval.

Mr. Wasson stated that by the February Commission meeting a decision on the loan request should have been determined.

The Commissioners decided to give Mrs. Markey until the March Commission meeting to obtain financing and submit the required money.

Mr. Weinraub questioned if there has been any other interest in the property.

Mrs. Zickgraf related that Mr. Goldstine has had some interest.

ADJOURNMENT

The meeting was adjourned at 8:49 P.M.

Respectfully submitted,



Robert W. Hutzler, Secretary

MINUTES OF ANNUAL MEETING

DATE: January 2, 1979, 4:00 P.M.

PLACE: Executive Director's Office, Redevelopment Commission, Room 830, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood

MEMBERS ABSENT:

Leonard M. Weinraub, President
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Mary Beth Young

OTHERS PRESENT:

Sylvia Smith, Journal-Gazette
Rick Herman, WMEE
Bill Townsend, Channel 33

The oaths of office were administered by Mr. Charles W. Westerman, City Clerk, to the Redevelopment Commissioners appointed to serve for 1979 prior to the Annual Meeting in Room 122 of the City-County Building.

Mrs. Stith called the meeting to order at 4:28 P.M.

Mr. Hutner reported that all Commission members were present except for Mr. Weinraub and Mr. Andreas.

ELECTION OF OFFICERS

After some discussion, Mr. Henry F. Rood moved that the same officers be reappointed for the year 1979. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Mrs. Stith announced that the new officers to serve for the year 1979 would be:

Leonard M. Weinraub - President
Hana L. Stith - Vice President
Robert W. Hutner - Secretary

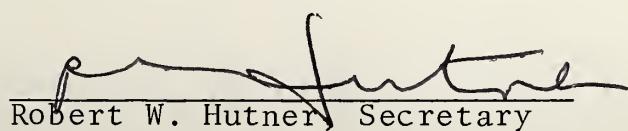
OTHER BUSINESS

There was no other business.

ADJOURNMENT

The meeting was adjourned at 4:31 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

MINUTES OF REGULAR MEETING

DATE: December 11, 1978, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

None

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Mary Beth Young

OTHERS PRESENT:

Robert L. Leas, Consulting Engineer
C. David Coil, Coil & Dickmeyer
Kerry D. Dickmeyer, Coil & Dickmeyer
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel
John Brockman

Mr. Weinraub called the meeting to order at 7:34 P.M.

Mr. Hutner made note that all Commission members were present.

APPROVAL OF MINUTES

Mr. Robert W. Hutner moved the approval of the minutes of the Special Meetings of October 16, 1978 and October 26, 1978, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Robert W. Hutner made a motion for the approval of the minutes of the Public Hearing and the Regular Meeting of November 13, 1978, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Upon a motion made by Mrs. Hana L. Stith and seconded by Mr. Henry F. Rood, the minutes of the Public Hearing and the Special Meeting of November 16, 1978 were approved. The motion carried unanimously.

VOUCHERS

Mr. Rood questioned the large amounts on the second page of the Voucher Sheet referring to Parcels 1-10 and 1-12.

Mr. Turk explained that both parcels are in the Civic Center Renewal Project. He said that the \$106,500 amount was paid into the Court for the appraisal services.

Mr. Robert W. Hutner moved the approval of the vouchers paid in November, 1978, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

RESOLUTION NO. 78-60 - Resolution Authorizing The Executive Director To Offer Acquisition Prices And Execute Agreements To Purchase Real Estate For Parcels In The West Main Street Renewal Project Amended, Block IV

Mr. Turk reminded the Commission members that the two (2) appraisals have been completed and the review appraisal made for Parcel 4-2. He related that they seem to be basically in agreement and recommended approval.

Mr. Robert W. Hutzler moved the approval of Resolution No. 78-60, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Bond Issue Update

Mr. Weinraub reported that the Commission now has a complete and final update on the bond sale Official Statement, and he felt that it was done very well.

Mr. Wasson related that the Official Statement has been sent out to approximately 200 investors. He stated that the date of the bond sale is set for Tuesday, December 19th at 1:00 P.M. in the City Controller's Office. Mr. Wasson told the Commissioners that the hearing with the State Board of Tax Commissioners was held at 10:00 A.M. this morning, and that the City has received a AAA rating with Moody's. Mr. Wasson summed up that things seem to be running along very smoothly.

Mr. Turk praised Mr. Rood for all his help with the bond issue.

NEW BUSINESS

Proposed Agreement for Professional Services - Laventhal & Horwath

Mr. Turk referred to a memorandum dated November 28, 1978 to the Commissioners regarding the proposed agreement with Laventhal & Horwath. He said that he has requested a fee proposal from Laventhal & Horwath to assist the Commission in some areas of marketing because he felt their advices would be useful from time-to-time. Mr. Turk related that he feels the proposal received was a bit wordy, but that he would like to be authorized to rewrite the proposal and have agreement with the hourly fee and set a maximum compensation total of a reasonable amount on the order of \$5,000.

Mr. Henry F. Rood made a motion that the Executive Director be given the authority to rewrite the proposal and that the hourly fee with a maximum compensation total of \$5,000 be approved. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-78 - Resolution Approving Amendment To Contract For Professional Services With Laventhal & Horwath

Mr. Turk directed the members of the Commission to the contract with Laventhal & Horwath and the Convention Authority. He told them that an increase of \$410.00 in costs and \$177.00 in direct out-of-pocket expenses has been requested and that he felt the request is fair. Mr. Turk related that 50% of this total amount would be paid by the Convention Authority, with the Redevelopment Commission paying the other 50%.

Mr. Henry F. Rood moved the adoption of Resolution No. 78-78, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-79 - Resolution Approving Reuse Appraisal Services

Mr. Turk explained that Resolution No. 78-79 approves the reuse appraisal services for the three (3) appraisals that are required in

the West Main Street Renewal Project Amended. He referred to the proposal received from Mr. Misner of \$1,050 and the fee obtained from Mr. Roth of \$1,500. Mr. Turk requested approval of the \$1,050 maximum figure for the three (3) appraisals.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-79 with compensation to be set at \$1,050 for each appraiser. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-80 - Resolution Authorizing The Establishment Of A Bank Account For The Fort Wayne Redevelopment Commission, CBD Revitalization Fund

Mr. Turk informed the Commissioners that Resolution No. 78-80 is required to open the specific bank account for the \$4,000,000 bond issue money. He related that the City feels either Peoples Trust Bank or Anthony Wayne Bank should be selected in order to maintain somewhat equal funds in each bank.

Mr. Rood inquired if there was any advantage to using the same bank that will be collecting the coupons.

Mr. Turk replied that he did not think so.

Mr. Robert W. Hutner moved the adoption of Resolution No. 78-80 with the selection of Peoples Trust Bank. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Western Union Relocation

Mr. Turk told the members that the Commission has received the independent report from Delta Consulting Services on the Western Union facility. He stated that if the Commissioners agree with the report, the staff can then proceed with negotiations.

The Commissioners directed the staff to proceed with negotiations.

RESOLUTION NO. 78-81 - Resolution Approving The Selection Of D. M. Snyder For Professional Engineering Services

Mr. Leas explained that soil borings have to be prepared for the parking garage site in the Civic Center Renewal Project, and that Resolution No. 78-81 selects David M. Snyder, P.E., to complete the soil borings on Block III with compensation not to exceed \$1,200. Mr. Leas said he felt Mr. Snyder's fee was reasonable.

Mr. Henry F. Rood moved the approval of Resolution No. 78-81, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-82 - Resolution Selecting A Printer For Redevelopment District Bonds Of 1978

Mr. Wasson reported that Mr. Therber has been handling the accounting on the bond issue and has recommended Lake Bank Note Company to do the printing of the bonds. Mr. Wasson stated that Lake Bank Note Company printed the previous bonds for the 1976 bond issue. He related that they have submitted an approximate cost of \$1,000 to print the bonds this time.

Mr. Henry F. Rood moved the approval of Resolution No. 78-82, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-83 - Resolution Selecting A Surveyor To Complete An Updated Survey Of Parcels 1 Through 23 In The Hanna-Creighton Area

Mr. Leas explained the work involved with the two (2) legal surveys that are required in the Hanna-Creighton area. He referred to his letter placed before the Commission members listing the surveyor firms that bid. Mr. Leas said he felt all the prices were reasonable. He told the Commissioners that a complete new survey of Hanna-Creighton Parcels 1 through 23 will have to be done because you cannot tell where lots end and begin.

Mr. Henry F. Rood moved the approval of Resolution No. 78-83 with the selection of Ronald L. Bonar & Associates and the stipulation that the work be completed in 21 days. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-84 - Resolution Authorizing Use Of Proclaimer Certificate Relative To Establishment Of Revised Fair Reuse Value For Property To Be Disposed Of In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Robert W. Hutner moved the approval of Resolution No. 78-84, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

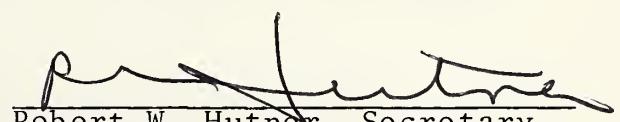
Mr. Turk reminded the Commission members that they are invited to the Reems opening on Wednesday, December 13th at 11:30 A.M.

Mr. Turk also mentioned to the Commissioners that the Annual Meeting will be held on January 2nd in the Commission offices at 4:00 P.M., at which time the oaths of office will be administered by the City Clerk and the election of officers will take place.

ADJOURNMENT

The meeting was adjourned at 8:05 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

MINUTES OF SPECIAL MEETING

DATE: November 16, 1978, 4:00 P.M.

PLACE: Room 126, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Robert W. Hutner, Secretary
Henry F. Rood

MEMBERS ABSENT:

Hana L. Stith, Vice President
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Sylvia Smith, Journal-Gazette
Susie Katt, WOWO
Another news media person

Mr. Weinraub called the meeting to order at 4:10 P.M.

Mr. Hutner noted that all members were present except for Mrs. Stith and Mr. Andreas.

RESOLUTION NO. 78-76 - Resolution For Additional Appropriation

Mr. Henry F. Rood moved adoption of Resolution No. 78-76, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

There being no other business, the meeting was adjourned at 4:11 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

MINUTES OF PUBLIC HEARING

DATE: November 16, 1978, 4:00 P.M.

PLACE: Room 126, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Robert W. Hutner, Secretary
Henry F. Rood

MEMBERS ABSENT:

Hana L. Stith, Vice President
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Sylvia Smith, Journal-Gazette
Susie Katt, WOWO
Another news media person

Mr. Weinraub called the public hearing to order at 4:05 P.M.

The President explained that at a Special Meeting of the Redevelopment Commission on October 16, 1978, Declaratory Resolution No. 78-72 authorizing the issuance of bonds was approved, and that the public hearing is being held to hear and receive comments regarding the appropriation of proceeds from the sale of bonds for application on the cost of acquisition, clearance, and renewal of Blocks I and III in the Civic Center Renewal Project and the West Main Street Renewal Project Amended. Mr. Weinraub related that a legal notice was published in the Fort Wayne Journal-Gazette and News-Sentinel on October 30th and November 6th, and that the Commission is providing an opportunity this afternoon for all persons and organizations wishing to express their views with respect to the additional appropriation. Mr. Weinraub requested that all statements should be brief and to the point and that each speaker should come forward and give their name, address, and/or organization. He asked that those people wishing to make a statement against the additional appropriation do so at this time.

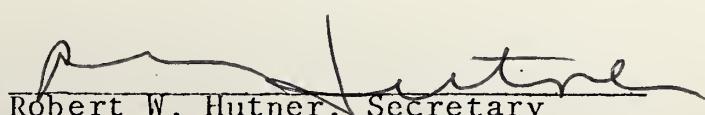
There was no response.

The President then requested that anyone wishing to speak for the additional appropriation do so at this time.

No one spoke for the resolution.

Mr. Weinraub declared that the public hearing was closed at 4:09 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

MINUTES OF REGULAR MEETING

DATE: November 13, 1978, 7:00 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood

MEMBERS ABSENT:

John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Robert L. Leas, Consulting Engineer
David L. Alter, Alter Brothers Tires
James P. Pion
Royal Caukins, Journal-Gazette
John Perlman, News-Sentinel
2 other news media people
1 other person present

Mr. Weinraub called the meeting to order at 7:06 P.M.

Mr. Hutner noted that Mr. Andreas was absent.

VOUCHERS

Mr. Turk reported that he has reviewed all the vouchers and assured the Commission members that they are in line.

Mr. Weinraub inquired as to the status of Brooks Construction on the Landing.

Mr. Wasson responded that the brick work still remains to be done.

Mr. Turk mentioned that he thought the last coat on the pavement also remained to be done and stated that he would check into it.

Mrs. Stith questioned the entry to Rodoker's Lock & Key.

Mrs. Zickgraf explained that no one could find the key to the Old Golden Building, and the Commission had to get a key made so that the court-appointed appraisers could obtain entry. She mentioned that it took quite a bit of work to make a key for the building.

Mr. Turk remarked that Rodoker's was billed on an hourly basis.

Mrs. Zickgraf pointed out that the Fort Wayne National Bank appraisers had a key, but it was somehow misplaced when the Commission needed it for our appraisers.

Mr. Robert W. Hutner moved the approval of the Vouchers paid in October, 1978 and the September legal services bill for \$1,189.35 from Rothberg, Gallmeyer, Fruechtenicht & Logan. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

RESOLUTION NO. 78-64 - Resolution Approving The Awarding Of A Demolition Contract For Block III Of The Civic Center Renewal Project

Mr. Weinraub referred to a sheet placed before the Commissioners showing the bidders, the amount of their bids, and other important information. He pointed out that the low bidder is Martin, Inc., at \$214,315, and the high bidder is Bierlein Building Movers at \$238,800.

Mr. Leas referred to his letter dated November 10, 1978 placed before the members of the Commission recommending that the low bidder be chosen.

Mr. Turk informed the Commission members that the bidder chosen will need to submit a performance bond along with a few other items prior to the awarding of the contract. He referred to the last paragraph of Resolution No. 78-64 which pertains to the conditions.

Mr. Henry F. Rood moved the adoption of Resolution No. 78-64 with the approval of Martin, Inc., as the demolition contractor. Mr. Robert W. Hurner seconded the motion. Upon roll call, the motion carried unanimously.

NEW BUSINESS

RESOLUTION NO. 78-73 - Confirmatory Resolution - Alter Brothers Tires

Mr. Henry F. Rood moved the approval of Resolution No. 78-73, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-74 - Resolution Selecting A Contractor For Snow Removal 1978-79 Winter Season

Mr. Turk told the Commissioners that Mr. Otte, the Property Manager, surveyed the boundaries of the East Central, Hanna-Creighton, and downtown areas and wrote the guidelines on snow removal. Mr. Turk stated that he felt they were very complete. He informed the members of the Commission that Mr. Otte invited proposals from a number of local contractors.

The Commissioners reviewed the proposals received for the snow removal.

Mr. Rood was concerned with the hourly rate received from Ex-L Temporaries and the fact that they rent their equipment.

Mrs. Zickgraf remarked that Ex-L Temporaries have done previous work for the Commission and that they have always been satisfactory and reasonable. She explained how they obtain workers.

Mr. Turk related that the staff felt Ex-L Temporaries was satisfactory.

Mr. Robert W. Hurner moved the approval of Resolution No. 78-74 with Ex-L Temporaries being awarded the contract for snow removal. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

RESOLUTION NO. 78-75 - Resolution Approving Concept And Schematic Design For Civic Center And Hotel In The Civic Center Renewal Project

Mr. Turk stated that Resolution No. 78-75 basically gives the Commission's blessing to the concept design for the civic center and

hotel. He said he felt the Commission should advise the Convention Authority as to their satisfaction with the concept and design to date.

Mr. Rood inquired if anyone had any negative remarks regarding the design.

Mr. Turk reported that he attended a meeting of the Convention Authority held last Friday, November 10th. He explained that the Authority approved the concept and schematic design for the civic center and hotel with a request that the architect add another 1,000 sq. ft. in the kitchen. Mr. Turk further explained the hotel would have a preparation kitchen. He related that the civic center itself is to have a warming kitchen and that the food would not be prepared in the civic center.

A discussion followed.

Mr. Robert W. Hutner moved adoption of Resolution No. 78-75, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Ronald L. Bonar & Associates - Change Order

Mr. Leas referred to the last Commission meeting when it was discussed that \$1,000 would be needed to add a sewer pipe to an existing catch basin. He explained that Ronald L. Bonar & Associates had to make some changes and is requesting additional compensation for the changes in the amount of \$100.00.

Mr. Henry F. Rood moved the approval of the Change Order for \$100.00, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Knight Parking Lease

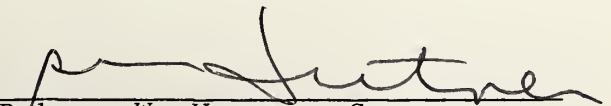
Mrs. Zickgraf reported that the Commission acquired Parcel 1-10 this week and that the former owners had a lease with Knight Parking on a percentage basis. She explained that Mr. Otte has worked out a lease for \$325.00 per month with the stipulation that when the parking lot cannot be used due to demolition work on adjacent properties, the rent will be abated for those days.

Mr. Robert W. Hutner moved the approval of the lease for \$325.00 per month with the so stipulation, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 7:33 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF PUBLIC HEARING

DATE: November 13, 1978, 7:00 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood

MEMBERS ABSENT:

John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Robert L. Leas, Consulting Engineer
David L. Alter, Alter Brothers Tires
James P. Pion
Royal Caukins, Journal-Gazette
John Perlman, News-Sentinel
2 other news media people
1 other person present

Mr. Weinraub called the public hearing to order at 7:03 P.M.

The President explained that the public hearing is being held to hear and receive comments regarding the designation of Alter Brothers Tires as an "urban development area". He asked that anyone wishing to speak for or against the resolution or having a written remonstrance do so at this time.

There was no response.

Mr. Weinraub stated that a resolution will be presented at the next Regular Meeting confirming the designation, since there were no objections.

ADJOURNMENT

The meeting was adjourned at 7:05 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

MINUTES OF SPECIAL MEETING

DATE: October 26, 1978, 9:00 A.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Robert W. Hutner, Secretary
Henry F. Rood

MEMBERS ABSENT:

Hana L. Stith, Vice President
John L. Andreas

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Thomas D. Logan, Attorney
Robert L. Leas, Consulting Engineer
John Perlman, News-Sentinel
Dave Smith, WMEE
Victor Locke, WOWO
Bill Griffin, WKJG-TV

Mr. Weinraub called the meeting to order at 9:09 A.M.

Mr. Hutner noted that Mrs. Stith and Mr. Andreas were absent.

RESOLUTION NO. 78-71 - Resolution Authorizing The Executive Director To Offer Acquisition Prices And Execute Agreements To Purchase Real Estate For Parcels In The Civic Center Renewal Project, Block III

Mr. Turk told the Commission members that before proceeding with Resolution No. 78-71 review appraisal work should be done by Mr. Roth.

Mr. Weinraub referred to the sheet placed before the Commissioners showing the parcels involved.

Mr. Turk reminded the members of the Commission that they approved these prices at the last Commission meeting.

Mr. Robert W. Hutner moved the adoption of Resolution No. 78-71, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-72 - Declaratory Resolution Authorizing Issuance Of Bonds

Mr. Turk stated that about two months ago the Commissioners authorized the staff and their attorney to prepare for the bond issue for the Civic Center Renewal Project and the West Main Street Renewal Project Amended. He related that the budget is worked up at a \$4,000,000 figure. Mr. Turk remarked that since that time, with Mr. Rood's assistance, the Commission has engaged Lonnie Therber to develop the bond issue.

A discussion followed regarding the interest on the tax rate and how it would effect the property owners.

Mr. Turk told the Commissioners that the amounts were figured at a 6% interest rate and that this was the maximum amount.

Mr. Rood stated that in today's market the Commission ought to get 5% to 5½% on our bonds and pay over \$1,100,000 the first year.

Mr. Weinraub inquired as to the proper steps to take from here.

Mr. Logan explained that the Commission will publish a notice for a public hearing, get clearance from the State Board of Tax Commissioners, and sell the bonds in early January or February of 1979.

Mr. Rood reported that Resolution No. 78-72 provides for the bonds to be sold in January and added that he felt the bonds would go very fast.

Mr. Robert W. Hutner moved for approval of Resolution No. 78-72, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub thanked Mr. Rood for all his work and expertise in the bond issue matter.

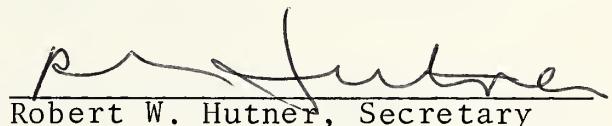
OTHER BUSINESS

Mr. Weinraub reported that the pre-bid conference has been set for Thursday, November 2, 1978 and the bid opening is scheduled for Thursday, November 9, 1978 for the re-bidding of the demolition contract for Block III in the Civic Center Renewal Project.

ADJOURNMENT

The meeting was adjourned at 9:17 A.M.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF SPECIAL MEETING

DATE: October 16, 1978, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
John L. Andreas

MEMBERS ABSENT:

Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson, Deputy Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Robert L. Leas, Consulting Engineer
Mrs. Jean Markey
Dick Gibson, Martindale/Tourney/Gibson
Ed Turney, Martindale/Tourney/Gibson
Seymour Samet, S & S Structures
Ray McIntire, S & S Structures
Don Cox, S & S Structures
Gerald McArdle, Grinsfelder-McArdle
Architects
David Alter, Alter Brothers Tires
Susie Katt, WOWO
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel
Susan Welday, WPTA-TV
a cameraman from WPTA-TV
4 other people were present

The President called the meeting to order at 7:57 P.M.

The Secretary noted that all members were present except for Mr. Rood.

APPROVAL OF MINUTES

Mr. Robert W. Hutner moved the approval of the minutes of the Regular Meeting of September 11, 1978, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. John L. Andreas moved the approval of the Vouchers paid in September, 1978 and the legal bills from Rothberg, Gallmeyer, Fruechtenicht & Logan for \$1,659.62 and \$572.00. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

Presentation by Mrs. Jean Markey - Old Drug Building

Mrs. Markey passed out a sheet showing an outline of her project and a progress report. She went through the outline with the members of the Commission and stated that she hopes to complete the building drawings in about eight (8) weeks, and that it would take about two (2) additional weeks for the bidding and review process. Mrs. Markey told the Commissioners that she hasn't made any decisions at this time.

Mr. Hutner asked if there has been much response from the article that was placed in the newspaper.

Mrs. Markey related that she has had a lot of interest.

Mrs. Markey and the Commissioners agreed to go step-by-step with the project, and when the items, as specified in the outline, have been accomplished, proceed from there.

Mr. Turk told Mrs. Markey that the Commission does not want a good faith deposit until a contract has been executed and it has been reviewed by Mrs. Markey's attorney.

Mr. Weinraub stated that a good faith deposit of \$1,200 will be required at the time the contract is entered into. He commended Mrs. Markey on her project.

Mr. Turk suggested that Mrs. Markey be nominated as tentative developer subject to negotiation of a Contract for Sale of Land.

Mr. Robert W. Hutner made a motion to select Mrs. Jean Markey as the tentative developer for the Old Drug Building subject to the negotiation of a contract, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-52 - Resolution Granting Of Waiver Of Requirement Of Three (3) Estimates From Outside Movers In Order To Relocate Equipment Belonging To Western Union

Mr. Weinraub reported that, through research, substandard operating procedures were found in similar situations regarding Western Union. He stated that Resolution No. 78-52 is a request for the move.

Mr. Turk explained that it is virtually impossible for the Commission to hire movers to relocate Western Union. He recommended approving Resolution No. 78-52, allowing the project to go ahead.

Mr. Weinraub discussed the in-place equipment that will have to be relocated that is being used by Western Union.

Mr. Andreas asked if Resolution No. 78-52 included just the movable items.

Mr. Turk responded affirmatively.

Mr. John L. Andreas moved the approval of Resolution No. 78-52, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-55 - Resolution Approving A Contract By And Between The Department Of Redevelopment, City Of Fort Wayne And Delta Consulting Services, Inc.

Mr. Weinraub related that the Commission contacted Western Union and requested information on similar relocations they have been involved in. He stated that the Commission also contacted Delta Consulting Services and requested Ron Grzybowski to come to Fort Wayne, since they have handled past Western Union moves. Mr. Weinraub told the other Commissioners that a proposal has been submitted to the Commission by Delta Consulting Services. He remarked that this is a gamble and wondered if it is worth it to go ahead and hire Delta Consulting.

Mr. Hutner inquired as to the track record of Delta Consulting Services.

Mr. Wasson reported that they have a good record. He explained that the previous moves were with smaller facilities than what Fort Wayne has.

The Commissioners felt it was worth it to hire the firm of Delta Consulting Services.

Mr. Robert W. Hutzner moved the approval of Resolution No. 78-55, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Parking Garage Schematic Design - Martindale/Tourney/Gibson, Inc.

The Commissioners were introduced to Mr. Dick Gibson and Mr. Ed Tourney of Martindale/Tourney/Gibson.

Mr. Turk brought the Commissioners up-to-date on the status of the parking garage.

Mr. Gibson explained that Mr. Tourney showed the site plan for the civic center parking garage to the Commissioners. Mr. Gibson told the members of the Commission that they originally started out with a 450-car garage and now have ended up with a 430-car garage. He said that the main entrance, off Washington Street, would have an exit out on Washington and Clinton Streets and that a secondary entrance would be on Calhoun Street.

Mr. Andreas questioned if there would be parking on the incline of the garage as well.

Mr. Gibson replied that there would be.

Mr. Weinraub inquired as to the location of the Summit Square bridge.

Mr. Gibson pointed to the entrance of the garage. He related that it is located on the second floor.

Mr. Hutzner asked if there would be any stairs.

Mr. Gibson noted stairs and elevators in various places.

Mr. Hutzner wondered if anything would be done on Calhoun Street to get to the other side.

Mr. Gibson and Mr. Tourney both explained that this subject has been discussed, but there are a lot of utilities that would have to be moved in order to accomplish this.

Mr. Tourney further explained that you would have to go down about 17' into the ground below the utilities.

Mr. Gibson explained that the chart they have this evening is a site plan and traffic diagram which shows from the hotel to the civic center parking garage. He told the members of the Commission that they are now at the point of studying elevations and explained that they are contemplating a concrete open structure.

Mr. Weinraub asked if it would be pre-cast concrete.

Mr. Tourney replied that they would be using cast intension concrete.

Mr. Gibson requested that the Commissioners approve the schematic concept so that they can proceed.

Mr. Turk inquired as to a time schedule.

Mr. Gibson explained that it will take four (4) months to complete work drawings and to go to bid.

Mr. Weinraub wondered how much the rent would be for the commercial space.

Mr. Turk stated that the Commission will get together with Martindale/Tourney/Gibson soon to develop the economic rental for the space. He related that he would like to start looking for some proposals and bring them back at the next meeting.

Mr. Weinraub agreed.

Mr. Tourney noted the adequate ceiling height.

RESOLUTION NO. 78-56 - Resolution Approving The Parking Garage Schematic Design Presented By Martindale/Tourney/Gibson, Inc.

Mrs. Hana L. Stith moved the approval of Resolution No. 78-56, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-57 - Resolution Selecting Seymour Samet As Developer For Parcels 11, 12, And 13 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Samet introduced Ray McIntire, his Chief Associate, and Don Cox, his Sales Manager, to the members of the Commission. He suggested that Resolution No. 78-57 be changed to show the developer as S & S Structures. Mr. Samet explained his plan to the Commissioners. He related that it would be a steel structure with a stone front. Mr. Samet mentioned a proposal by Clarence Stewart and of his interest in some of the Hanna-Creighton parcels.

Mr. Turk suggested that Mr. Samet explain his approach to the Commission members.

Mr. Samet reported how he was planning on developing the one lot at present and then develop the other two (2) lots. He requested approval of the one lot with the approval of the other two (2) lots to follow.

Mr. Turk inquired as to the proper time Mr. Samet would feel most comfortable in taking the other two (2) lots, if the project was started in March of 1979. He suggested July, 1979.

Mr. Samet agreed with the time schedule.

Mr. Turk related that the Commission will have to do updated appraisals for these lots because the offer received was less than HUD's approved price for the properties. Mr. Turk suggested that the three (3) parcels could be combined to obtain a better price for the updating.

Mr. Weinraub asked if Mr. Samet has to buy all three (3) at once.

Mr. Turk replied negatively. He said that they can be bought all at once or one at a time.

Mr. John L. Andreas made a motion to accept Resolution No. 78-57, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-58 - Declaratory Resolution - Alter Brothers Tires

Mr. David Alter introduced himself to the Commission members and gave background information on Alter Brothers Tires. He brought his plans along showing the existing structure and showed a drawing of what the new structure will look like.

Mr. Turk mentioned that the new building will bring in new employees. He inquired as to an estimated construction cost.

Mr. Alter replied that the cost would be \$170,000.

Mr. Turk inquired as to a time schedule.

Mr. Alter reported that the outside work should be done by the first of the year.

Mr. Robert W. Hutzner moved for adoption of Resolution No. 78-58, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk mentioned that the next step will be to hold a public hearing.

Presentation by Architect Gerald E. McArdle

Mr. McArdle told the members of the Commission that he asked to be placed on the Agenda this evening to discuss a problem with the storm sewer at the Edsall House site. He explained that the sewers presently installed are quite old and that a sewer thought to be a 12" line was only an 8" one. Mr. McArdle stated that the City is requiring that a 12" sewer be put in to replace the 8" sewer which is not adequate. He requested that the Redevelopment Commission help with the cost of the new sewer that is required by the City.

Mr. Hutzner inquired as to the cost involved.

Mr. McArdle replied that he does not have a complete cost figure. He stated that a bid has been received for approximately \$5,000 to replace the sewer.

Mr. Leas reviewed the matter with Mr. McArdle.

Mr. McArdle pointed out that the Commission saved some money because Webster Street is not going to be torn out.

Mr. Leas said that he felt the Commission was responsible for the \$1,000 share at least.

Mr. Turk stated that the Commission will handle this matter as a claim and pay 1/3 of the \$5,200 plus the \$1,000.

Mr. Turk recommended that Mr. Leas discuss with Carrington & Associates a change order for the \$1,000 and authorize Mr. Leas to approve plus reimburse \$1,700 for the storm sewer from 8" to 12".

The Commissioners agreed.

RESOLUTION NO. 78-59 - Resolution Authorizing The President And Secretary To Execute A Contract Between Fort Wayne Redevelopment Commission And Mr. Lonnie M. Therber, Accountant

Mr. Turk told the Commission members that he invited Mr. Lonnie Therber and Mr. Rood into his office to discuss the bond issue. Mr.

Turk related that Mr. Therber did a fine job for the Commission in 1976 on the other bond issue, and he stated that Mr. Rood and he interviewed Mr. Therber again. Mr. Turk informed the Commissioners that Mr. Therber advised them that he would be willing to do the work for an increased amount of \$40.00/hour. Both Mr. Turk and Mr. Rood recommended the approval of a contract with Mr. Therber, subject to the approval by the Commission's counsel.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-59, subject to the approval by the Commission's counsel, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-60 - Resolution Authorizing The Executive Director To Offer Acquisition Prices And Execute Agreements To Purchase Real Estate For Parcels In The West Main Street Renewal Project Amended, Block IV

Resolution No. 78-60 was tabled.

RESOLUTION NO. 78-61 - Resolution Approving Contract By And Between City Of Fort Wayne, Department Of Redevelopment And James W. Roth, Appraiser, As Review Appraiser For Acquisition Appraisals Of Parcels Within Block III Of The Civic Center Renewal Project

Mr. Turk told the members of the Commission that Mr. Roth has submitted a proposal of \$80.00 per appraisal for three (3) appraisals per nine (9) parcels.

Mr. Robert W. Hutner moved the adoption of Resolution No. 78-61, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk said that he would like to have Mr. Roth do the review work for the appraisals on Block IV in the West Main Street Renewal Project Amended.

RESOLUTION NO. 78-62 - Resolution Authorizing An Increase In An Acquisition Price For Parcel 3-8 In The Civic Center Renewal Project

Mr. Robert W. Hutner moved the approval of Resolution No. 78-62 and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-63 - Resolution Authorizing An Increase In An Acquisition Price For Parcel 1-14 In The Civic Center Renewal Project

Mr. John L. Andreas moved the adoption of Resolution No. 78-63, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-64 - Resolution Approving The Awarding Of A Demolition Contract For Block III Of The Civic Center Renewal Project

Mr. John L. Andreas made a motion that all bids be rejected and that the project be re-bid. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-65 - Resolution Approving A Request To Appeal The Decision Of The County Tax Review Board To The State Tax Review Board For Reinstatement Of The Tax Levy Of The Redevelopment District Capital Fund

Mr. John L. Andreas moved the adoption of Resolution No. 78-65, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Bond Issue

Mr. Wasson told the members of the Commission that there have been several groups very active in collecting petitions for the bond issue. He explained that there are still several out and coming in, but that the Commission has 150 signatures certified thus far by the Auditor. Mr. Wasson related that the Commission should have all of the signatures certified by next Thursday. Mr. Wasson commended the Junior League and the downtown merchants for the outstanding job they have done with the petition drive. Mr. Wasson remarked that the tax rate levy is $3\frac{1}{2}$ to \$.04.

It was suggested that a Special Meeting on the bond issue be held next Thursday or Friday at 4:00 P.M.

A gentleman from Siebert & Associates requested an invitation on the re-bid for Block III of the Civic Center Renewal Project.

The Commissioners assured him that Siebert & Associates would be notified of the re-bid.

ADJOURNMENT

The meeting was adjourned at 9:30 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF REGULAR MEETING

DATE: September 11, 1978, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
John L. Andreas

MEMBERS ABSENT:

Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson
Pamela D. Weiss

OTHERS PRESENT:

Richard D. Robinson, Attorney
Robert L. Leas, Consulting Engineer
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel
Dick Florea, WKJG-TV
Mrs. Jean Markey
Members of the Junior League

The meeting was called to order at 7:31 P.M. by Mr. Weinraub.

APPROVAL OF MINUTES

The minutes of the Regular Meeting of August 14, 1978 were approved with a motion made by Mr. John L. Andreas and a second by Mrs. Hana L. Stith. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Weinraub inquired if the Vouchers contained anything unusual.

Mr. Turk noted that most of the transactions were overhead costs and revolving fund expenditures.

Mr. Turk mentioned that the "no trespassing" signs in the Hanna-Creighton area have been erected, as requested by Commissioner Stith, and that the weed cutting in that area has been finished. Mr. Turk remarked that there were some investments on the West Main Street bond proceeds.

Mr. Robert W. Hutner moved the approval of the Vouchers paid in August, 1978, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

True Love Missionary Baptist Church Closing

Mr. Weinraub referred to the letter the Commissioners have placed before them from Peoples Trust Bank stating that the mortgage was approved for the True Love Missionary Baptist Church.

Mr. Turk explained that there are no unusual conditions pertaining to this matter and that the information has been turned over to the Commission's attorney to prepare for the closing. He stated that

Reverend White has called since and he related to him that he should hear soon on the specific date of the closing. Mr. Turk reported that the attorney is preparing the Deed at the present time. He stated that all the approvals have been made and that this letter has been forwarded to the Commissioners for their review and information. He mentioned that Mr. Weinraub already has the power to sign the Deed, subject to the attorney's approval.

The Commissioners agreed to proceed with the closing.

Mr. Weinraub inquired as to the cost of the church.

Mr. Turk responded that the church would cost about \$250,000.

NEW BUSINESS

Presentation By Mrs. Jean Markey - Old Drug Building

Mr. Turk introduced Mrs. Jean Markey to the Commissioners. He explained that Mrs. Markey expressed interest in the Old Drug Building. He informed the Commissioners that she has toured it several times with Commission staff and other independent consultants. Mr. Turk related that Mrs. Markey is present this evening to convey the kind of project she has in mind.

Mrs. Markey told the members of the Commission that she has had an architect draw up some preliminary sketches of the Old Drug Building showing the heating work, etc. She related that she owns the building next to the Drug Building on Calhoun Street and explained that there is an adjoining wall between the two buildings and guide wires on the third floor holding up the wall to solidify it. She stated that the building, as a whole, would be structurally better if the third floor was made into one floor over the two buildings and to go over the guide wires. She felt it would be better for both buildings if they were one building. Mrs. Markey said that she plans to make changes in stages. She explained that she proposes a ceramic shop and gift shop on the first two floors of the Old Drug Building along with some plants from Sandpoint Greenhouse. At this time, she displayed her architectural sketches, and the press was invited to view the sketches.

Mr. Weinraub inquired if Mrs. Markey has a tentative lease agreement for the Old Drug Building.

Mrs. Markey replied negatively. She explained that it is leased now. Mrs. Markey stated that she eventually wanted to lease the third floor to someone such as an antique dealer.

Mr. Hutner questioned if Mrs. Markey was going to remove the walls entirely between the buildings or use archways.

Mrs. Markey responded that everything was tentative at this time. She commented that she would not be doing anything to the walls except adjoining the fourth floor for safety reasons. Mrs. Markey mentioned that she has some preliminary bids on repairing the roof of the Old Drug Building.

Mr. Weinraub asked Mrs. Markey if she was prepared to give a bid on the Old Drug Building.

Mrs. Markey replied affirmatively. She explained that she didn't want to spend any more money on the project until she found out if the Redevelopment Commission was interested in selling the Old Drug Building to her.

Mr. Weinraub related that the Redevelopment Commission would be happy to sell the Old Drug Building to anyone who would develop it for the betterment of the area. He warned Mrs. Markey that the last bidder who was interested in purchasing the building put earnest money down, couldn't follow through, and didn't receive any of the earnest money back.

Mr. Turk suggested that Mrs. Markey proceed with more refined steps, if the Commissioners agreed that this type of development made sense.

Mrs. Stith wondered if there would be any competition between what Mrs. Markey would be selling and The Mole Hole merchandise.

Mrs. Markey responded that she really didn't know. She explained that she would be teaching ceramics as well as selling them.

Mr. Hutner noted that the Old Drug Building is far enough away from The Mole Hole that he didn't think there would be any competitive problem, but he was concerned with the financial feasibility of the project.

Mrs. Markey explained that this is why she is doing everything in steps. She related that the only major item needed for a ceramic shop was space.

Mr. Hutner strongly suggested that Mrs. Markey obtain the State and City Fire Marshall's approval of the Old Drug Building.

Mr. Weinraub told Mrs. Markey that she has the blessings of the Commissioners for her project and requested that she return with some firm commitments.

RESOLUTION NO. 78-51 - Resolution Selecting A Contractor For The Installation Of Electrical Conduit Into The Old Drug Building

Mr. Turk informed the members of the Commission that there is no electrical service to the Old Drug Building underground at this point. He explained that the building was being maintained with a temporary overhead service for the Old Drug Building. Mr. Turk related that the plan requires that all the utilities be located underground. He stated that it was felt all the electrical units and utilities should be placed underground so that they wouldn't have to be moved in the future. Mr. Turk said that a bid has been received from Brooks Construction Company, who is doing the street reconstruction, for \$700.00 to do the work.

Mr. Leas stated that he felt the price was reasonable. He explained how they would have to dig under the street and hook up with Indiana & Michigan and then repair the street.

Mr. John L. Andreas moved the approval of Resolution No. 78-51, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Civic Center Renewal Project Update

Mr. Turk pointed out that Martin will be bringing their wrecking equipment on the site and begin demolition on September 18th. He stated that the last negotiations on Block I will be wrapped up next week, and he asked that an Executive Session be held at the end of the Regular Meeting to receive some guidance from the Commissioners on several of the negotiations. Mr. Turk related that negotiations on Block III will also be wrapped up soon. He reminded the



Commissioners that Mr. Leas prepared bid documents for Block III, and that an advertisement will appear in the newspapers this week. Mr. Turk remarked that bids will be due October 3, 1978. He related to the Commission members that it is hopeful that at tomorrow's meeting with the Convention Authority they will move to get their architects working on the schematics for the civic center/hotel.

RESOLUTION NO. 78-52 - Resolution Granting Of Waiver Of Requirement Of Three Estimates From Outside Movers In Order To Relocate Equipment Belonging To Western Union

Mr. Weinraub said that it was his understanding that the old Western Union on Washington Street still had transmitting equipment.

Mr. Wasson explained that Western Union has much of their equipment and cable work in place. He related that under relocation it is required to have three (3) bids from outside movers, and that Western Union has requested a waiver of these bids because the equipment is highly specialized and technical and would require Western Union personnel to move them. Mr. Wasson told the Commissioners that it is an accepted procedure in other similar renewal projects to waive these bids so that they can move the equipment themselves. He stated that the Commission staff has reviewed the proposal with Harry S. Cutmore & Associates in Chicago, and they have recommended that it is a reasonable one. Mr. Wasson referred to a letter from Western Union and from Mr. Voelz of Harry S. Cutmore & Associates which itemizes everything in the Western Union building.

Mrs. Stith asked if Western Union is presently using these facilities.

Mr. Wasson responded negatively.

Mr. Turk stated that it is his understanding that the equipment to be moved is in active use and that their business cannot operate without it. He added that Harry S. Cutmore & Associates couldn't really understand the operations of the equipment merely by walking through the area and could not make an accurate estimation on their own. Mr. Turk said that Western Union has informed him that they cannot afford to move out of their area until they find a new location. He related that they have started to look for a location, but cannot proceed any further until the relocation is straightened out.

Mr. Hutner asked if the price to move the equipment would be much higher than the bids.

Mr. Turk told the Commissioners that the claim historically has been that no one else can move it. He stated that it is difficult to contest their figures because it is virtually impossible to find comparison figures. Mr. Turk said that Harry S. Cutmore & Associates have gone through their figures with Western Union.

Mrs. Stith was concerned about the practicality of the entire business. She felt the resolution should be looked into very closely because of the amount of money involved.

Mr. Turk replied that the amount requested is a maximum amount and that the only way the Commission can check on this is to have someone monitor it. Mr. Turk added that this relocation claim will have a definite impact on the budget.

Mrs. Stith suggested that the Commission find out ways in which other cities handled this type of a problem.

Mr. Turk noted that Harry S. Cutmore & Associates researched this matter in other cities and found out that a waiver is not uncommon. Mr. Turk was concerned with the figures being the best they can get. He suggested that the idea of the waiver be accepted. Mr. Turk

pointed out that the underground facilities and the outside plant are not included in the relocation costs.

A discussion followed.

Mr. Robinson recommended that the only alternative to check Western Union on their figures is to have an audit agreement at the outset of the move.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-52 with the stipulation that an agreement be entered into to perform an audit at the outset of the move.

Mr. Andreas was concerned about the obsolescence of the equipment.

Mr. Wasson explained that \$105,000 of this is direct loss equipment which will not be used because of the relocation.

Mr. Turk told the Commissioners that direct loss equipment is equipment which will remain because it costs more to move than it is worth.

Mr. Andreas felt this was certainly a negotiable item.

Mr. Weinraub wondered if Western Union would be willing to meet with the Commissioners.

Mr. Turk responded affirmatively.

A discussion followed.

Mr. Weinraub stated that he would contact General Telephone Company to obtain some answers concerning the waiver, and that Resolution No. 78-52 should be held until the next Commission meeting. He suggested that Western Union be asked to attend the next meeting of the Commission.

RESOLUTION NO. 78-53 - Resolution Authorizing Initiation Of The Process Of Issuing General Obligation Bonds

Mr. Turk stated that Resolution No. 78-53 authorizes the issuing of bonds not to exceed \$4,000,000 for the West Main Street Renewal Project Amended and the Civic Center Renewal Project, Blocks I and III. He related that this would also refine the budget. Mr. Turk told the members of the Commission that an additional \$2,000,000 will be needed for the Civic Center Renewal Project because all of the costs weren't realized and picked up by other funding areas such as revenue sharing funds, etc. He explained the funds not received as proposed and the items that will require the funds and the purpose of the bond issue.

Mr. Robert W. Hutner moved the adoption of Resolution No. 78-53, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-54 - Resolution Approving An Extension Of A Lease Agreement Between The Fort Wayne Redevelopment Commission And Dial Finance Company Until November 15, 1978

Mr. Turk explained to the Commissioners that Resolution No. 78-54 approves an extension of a lease agreement with Dial Finance Company until November 15, 1978. Mr. Turk related the problems of Dial Finance Company to the Commission members. He said that he felt Dial Finance Company actually believed they wouldn't have to vacate the premises.

Mr. John L. Andreas moved the approval of Resolution No. 78-54, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mrs. Stith moved that a Special Meeting of the Commission be held on October 16, 1978 instead of the Regular Meeting scheduled for October 9, 1978 due to lack of a quorum. Mr. Robert W. Hutzner seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk mentioned that a Special Meeting may be held sometime in September.

ADJOURNMENT

The meeting was adjourned at 8:45 P.M.

Respectfully submitted,



Robert W. Hutzner, Secretary

MINUTES OF REGULAR MEETING

DATE: August 14, 1978, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Robert W. Hutner, Secretary
John L. Andreas

MEMBERS ABSENT:

Hana L. Stith, Vice President
Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Robert L. Leas, Consulting Engineer
Royal Caukins, Journal-Gazette
John Perlman, News-Sentinel
Rick Herman, WMEE

Mr. Weinraub called the meeting to order at 7:34 P.M.

Mr. Hutner mentioned that all Commission members were present with the exception of Mrs. Stith and Mr. Rood.

APPROVAL OF MINUTES

The minutes of the Special Meeting of July 10, 1978 were approved with a motion made by Mr. Robert W. Hutner, and a second by Mr. John L. Andreas. Upon roll call, the motion carried unanimously.

VOUCHERS

Rothberg, Gallmeyer, Fruechtenicht & Logan \$1,073.28

Mr. Weinraub inquired if the Vouchers contained anything unusual.

Mrs. Zickgraf responded negatively.

Mr. Weinraub asked how Mr. Otte was handling the properties.

Mr. Turk related that Mr. Otte is doing a fine job for the Commission.

Mr. John L. Andreas moved that the Vouchers paid in July, 1978 be approved along with the bill for legal services in the amount of \$1,073.28 from Rothberg, Gallmeyer, Fruechtenicht & Logan. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Hutner wondered why a June bill for legal services from Rothberg, Gallmeyer, Fruechtenicht & Logan was placed on the August agenda.

Mrs. Zickgraf explained that the bill was over \$1,000 and that it had to be approved by the Commission members before payment could be made.

OLD BUSINESS

True Love Missionary Baptist Church

Mr. Turk informed the Commissioners that he has had several discussions with Reverend White of the True Love Missionary Baptist Church since the last Commission meeting. He related that Reverend White has presented a package to Peoples Trust Bank in order to obtain their mortgage financing. Upon checking with Peoples Trust, Mr. Turk stated that they are reviewing their financing plan now. He told the Commission members that he felt the Commission should wait to receive word from Peoples Trust on the commitment before proceeding further.

Mr. Weinraub questioned if the commitment the Church is planning to come up with consisted of \$100,000.

Mr. Turk responded affirmatively. He remarked that the Commission was informed it would be a week or so before there would be any word from Peoples Trust Bank.

NEW BUSINESS

Mr. Weinraub stated that Resolution No. 78-45 would be dealt with after the Executive Session was held.

Update On Demolition In The Civic Center Renewal Project, Block I

Mr. Wasson explained that the date of August 24, 1978 has been set for the start of demolition in Block I of the Civic Center Renewal Project. He related that there will be a brief ceremony at 9:30 A.M. on August 24, 1978 at the Jefferson Theater. Mr. Wasson said that various dignitaries will be invited and that it would be quite an affair for the civic center.

RESOLUTION NO. 78-46 - Resolution Approving Bid Documents And Specifications For Demolition Of Block III In The Civic Center Renewal Project

Mr. Turk told the Commissioners that Mr. Leas put together the contract documents and specifications for Block III of the Civic Center Renewal Project. He related that the Commission can begin advertising for bids for demolition of Block III if the bid documents and specifications are approved this evening. Mr. Turk stated that he expects to be under purchase agreements by September. He explained that the bid documents and specifications Mr. Leas prepared are similar to the ones he did for Block I except for the portions pertaining to the landscaping requirement. Mr. Turk reported that the documents state there will be unit prices for backfill, sidewalks, drives, and curbs, and if the bids received are too high, the Commission does not have to go with all of these items. Mr. Turk related that the specifications stipulate that all of the rubble must be removed.

Mr. Weinraub questioned if backfill was used when the Palace Theater was taken down.

Mr. Leas replied negatively. He stated that all the rubble was just filled back in.

Mr. Weinraub wondered if it wouldn't be better to have the builder backfill rather than the Commission doing it now.

Mr. Turk explained that it would just cost the Commission more then. He added that the Commission could conceivably let some of the rubble go on the south side of the site.

A discussion followed.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-46, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Report On Semi-Mall Project

Mr. Turk remarked that Mr. Wasson met with the Downtown Fort Wayne Association and he requested him to give the Commission members a summary.

Mr. Wasson informed the Commissioners that the plans for the semi-mall were presented to the Downtown Fort Wayne Association the end of last month. He explained that the Commission is currently working with Dick Robinson to work up an agreement with the merchants and the Downtown Fort Wayne Association to obtain approval to go ahead with the first block.

RESOLUTION NO. 78-47 - Resolution Selecting Contractor For Weed Cutting And Site Clean-Up Of Properties Owned By Redevelopment Commission

Mr. Weinraub related that the Commission received only the one bid from Mr. Barry W. Knapp.

Mr. Andreas asked if Mr. Knapp submitted the same price amounts for the two areas as he did on his bid in the spring.

Mrs. Zickgraf explained that the East Central figure was the same, but that the Hanna-Creighton amount was \$1,000 more in the spring.

Mr. Turk reported that there has been a considerable amount of debris dumped on the East Central area again.

Mr. Weinraub inquired if the Commission is obligated to have more than one bid for this job.

Mrs. Zickgraf replied that it is not necessary to have more than one bid since the job is under \$5,000.

Mr. Weinraub commented that Senator Birch Bayh was in town last weekend and that the East Central Towers Project had been approved by HUD.

Mr. Turk remarked that Mr. Braden will not be able to start construction until the spring on the East Central Towers Project. Mr. Turk stated that Mr. Braden hopes to have the first building of the Edsall House Apartments open for occupancy by the fall in the West Main Street Renewal Project.

Mr. Robert W. Hutner moved the adoption of Resolution No. 78-47 approving Mr. Barry W. Knapp as the contractor.

The Commission members decided that the notice to proceed for the weed cutting job in the East Central Area should be held until September 15, 1978.

Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-48 - Resolution Approving A Listing Contract In Connection With The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Turk told the Commissioners that they have had a listing contract for the past eighteen (18) months with Zacher Real Estate Company. He related that he thought the Commission members would like to review the contract this evening, since it will expire in September. Mr. Turk explained that only two (2) parcels in the Hanna-Creighton area have been sold and that the previous contractor, Joe N. Goldstine & Son, handled the sales.

Mr. Weinraub said he felt the Commission should return the listing contract to Joe N. Goldstine & Son.

Mr. Robert W. Hutzner moved the approval of Resolution No. 78-48 with the selection of Joe N. Goldstine & Son as contractor for 180 days. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-49 - Resolution Establishing Month-To-Month Rent For Owner-Occupant Of Parcel 1-1 In The Civic Center Renewal Project

Mr. Turk related that the Commission has leased Parcel 1-1 to Hillman's Equipment Company since it was purchased in April. He explained that a previous tenant moved out unexpectantly, and that the owners have requested the Commission to consider a reduction in their rent since they only occupy about 50% of the building. Mr. Turk added that the owners have since moved as of this weekend.

Mr. Weinraub inquired as to how much the owners owe the Commission in rent.

Mr. Turk responded that they owe \$350.00 per month. He added that this price was set by the appraisers. Mr. Turk mentioned that the Commission has yet to receive any rent payments from the owners.

Mr. Hutzner wondered if the Commission has already paid the owners of Parcel 1-1.

Mr. Turk responded affirmatively. He explained that they were very cooperative throughout the closing.

Mr. Turk recommended a rent amount of \$250.00 per month instead of the \$175.00 per month that they requested.

Mr. John L. Andreas moved that Resolution No. 78-49 be approved and that the rent be set at \$250.00 per month along with a request for payment. Mr. Robert W. Hutzner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-50 - Resolution Approving A Listing Contract Between Fort Wayne Redevelopment Commission And Joe N. Goldstine & Son In Connection With The Old Drug Building Renewal Project

Mr. Turk told the members of the Commission that there have been some inquiries on the Old Drug Building and that he would like the Commissioners to think about listing the building with a broker in downtown. He related that Joe N. Goldstine is interested in the job, and he suggested that a contract be entered into with Mr. Goldstine for ninety (90) or one hundred eighty (180) days.

Mr. Robert W. Hutner moved the adoption of Resolution No. 78-50 with the selection of Joe N. Goldstine & Son for 180 days. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Bond Issue

Mr. Turk informed the Commissioners that Rothberg, Gallmeyer, Fruechtenicht & Logan has related to him that Ice, Miller, Donadio & Ryan in Indianapolis will not let the Commission use the funds left over from the first bond issue and that a new bond issue will have to be made.

The Commissioners recessed for an Executive Session at 8:10 P.M.

The Regular Meeting reconvened at 8:25 P.M.

RESOLUTION NO. 78-45 - Resolution Authorizing The Executive Director To Offer Acquisition Prices And Execute Agreements To Purchase Real Estate For Parcels In The West Main Street Renewal Project Amended

The Commissioners approved Resolution No. 78-45.

ADJOURNMENT

The meeting was adjourned at 8:26 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

MINUTES OF SPECIAL MEETING

DATE: July 10, 1978, 4:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
John L. Andreas

MEMBERS ABSENT:

Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director
Gary E. Wasson
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Robert L. Leas, Consulting Engineer
Sylvia Smith, Journal-Gazette
John Perlman, News-Sentinel
Lyn Letsinger, Channel 33
A cameraman from Channel 33
Bill Fisher, WOWO
Another individual from the media

The President called the meeting to order at 4:05 P.M.

The Secretary noted that all Commissioners were present except for Mr. Rood.

APPROVAL OF MINUTES

Upon a motion by Mrs. Hana L. Stith and a second by Mr. Robert W. Hutner, the minutes of the Public Hearing and Special Meeting of June 12, 1978 were approved. Upon roll call, the motion carried unanimously.

Mr. Weinraub introduced Gary Wasson, the new Deputy Director, to the other Commission members and welcomed him aboard.

VOUCHERS

Rothberg, Gallmeyer, Fruechtenicht & Logan \$2,800.81

Mr. Weinraub referred to the Budget Status sheet on the West Main Street Project. He inquired if the Commission is still holding the amount of \$127,807.68 for the relocation of utilities and wondered if all of the amount would be used.

Mrs. Zickgraf explained that not all of the amount would be used. She mentioned that all of the bills were not in at the present time.

Mr. Robert W. Hutner moved the approval of the Voucher Sheets and the bill from Rothberg, Gallmeyer, Fruechtenicht & Logan. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mrs. Stith mentioned that Mr. Barry W. Knapp did a fine job with the lawn services in the East Central NDP Area.

Mrs. Zickgraf informed the members of the Commission that Mr. Otte reported that they had also done a fine job in the Hanna-Creighton Area. She mentioned that they were paid today for their work.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution No. 78-39 - Resolution Approving Construction Plans Submitted By True Love Missionary Baptist Church For Real Estate In The Hanna-Creighton Urban Renewal Project (IND. R-51)

The Commission members reviewed the construction plans and site plan submitted by the True Love Missionary Baptist Church.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-39, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 78-40 - Resolution Authorizing Execution And Delivery Of Conveyance

Mr. Turk explained that the purchase price has been approved for the True Love Missionary Baptist Church and that the Commission is waiting for their financial ability in order to proceed on the matter. He recommended that Resolution No. 78-40 be approved subject to the submission of their financial ability.

Mr. Robert W. Hutner moved for the adoption of Resolution No. 78-40 subject to the submission of the financial ability of True Love Missionary Baptist Church, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub was concerned with the financial ability of the Church and wondered if they would withdraw from the project, as others have done.

Mrs. Stith assured the other members of the Commission that she felt there shouldn't be any problems with True Love Missionary Baptist Church because they are in dire need of a new church and have to build one.

Mr. Turk told the Commissioners that as soon as he receives financial information from the Church, that he would send it on to the Commission members to review before the conveyance takes place.

Resolution No. 78-41 - Resolution Approving Contract For Boundary And Topographical Survey Of The Municipal Parking Garage Area And Authorizing The Execution Of Contract With Coil & Dickmeyer, Inc.

Mr. Leas referred to his letter of June 21, 1978 listing the four (4) firms that bid on the survey work for the parking garage in the Civic Center Renewal Project and recommending the firm of Coil & Dickmeyer, who was the low bidder.

Mr. John L. Andreas moved the adoption of Resolution No. 78-41, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 78-42 - Resolution Approving Execution Of Lease With John J. McArdle D/B/A McArdle-Fox Garage In Civic Center Renewal Project

Mr. Turk related that he felt the figures and all other information contained in the lease seemed fair.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-42, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub inquired as to the anticipated demolition date for the McArdle-Fox Garage.

Mr. Turk responded that it would be the first of the year or in the spring. He explained that the lease is on a month-to-month basis and that the McArdle-Fox Garage will be the last building in the area to be demolished.

Resolution No. 78-43 - Resolution Approving The Awarding Of A Demolition Contract For Block I Of The Civic Center Renewal Project

Mr. Weinraub informed the other Commission members that three (3) bids were received to do the demolition work in Block I of the Civic Center Renewal Project and that Martin, Inc., was the low bidder with an amount of \$499,660.

Mr. Weinraub questioned the possibility of the Commission boarding up the area instead of demolishing all of them and placing backfill in until it is known for sure where the different structures will specifically be located.

A discussion followed.

Mr. Weinraub inquired as to the cost to construct a fence around the demolition area.

Mr. Leas reported that the bid documents state that a fence will be put up.

Mr. Hutner stated that this just means a cyclone fence which would not be a good idea for an eyesore.

Mr. Weinraub remarked that he felt most of the community knows about the downtown redevelopment and if the Commission is able to save a large amount of money they should certainly try.

Mr. Leas told the Commission members that the City requires that a new sidewalk would have to be poured around the fenced-in demolition site.

The Commissioners wondered if the buildings could be demolished without destroying the sidewalks.

Mr. Leas stated that structures could not be demolished without doing away with the sidewalks.

Mr. Hutner suggested that the sidewalks could be braced.

Mr. Turk explained that the Commission does not have a complete set of plans for the Civic Center at present. He related that they should be completed by September. If the Commission had a complete set at this time, properties, such as excavation of the parking lots, could be deleted from the demolition work.

Mr. Weinraub wondered if the Commissioners should sit down and talk to Martin before the contract is awarded.

Mr. Turk felt that determination cannot be made at this time until the architect is finished.

Mr. Leas pointed out that there is a breakdown of each individual item and their price amounts.

Mr. Andreas stated that he felt the parking lots should not be touched until the plans are known for sure for the Civic Center.

Mr. Turk explained that the Convention Authority is expecting a clean site from the Redevelopment Commission and that the parking lots really cannot be left untouched. He mentioned, however, that they would be the last properties to be demolished.

A discussion followed regarding the amount of the Martin bid and what it included.

Mr. Turk stated that Martin would start demolition in August.

Mr. Leas mentioned that the buildings that are known to be in the area where the hotel will be built will be demolished first.

The Commissioners further discussed the demolition in the Civic Center Project.

Mrs. Stith felt the Commissioners should take the recommendation of Mr. Turk and Mr. Leas.

Mr. Weinraub related that the Commission should award the contract to Martin and then proceed with the matter a step at a time.

Mr. Robert W. Hutner moved the adoption of Resolution No. 78-43 with the approval of Martin, Incorporated as the demolition contractor.

Mr. Andreas stated that he was not satisfied that the parking lots should be excavated.

Mr. Turk mentioned the possibility of deleting the parking lots is good, but it cannot be predicted at this time.

Mrs. Hana L. Stith seconded the motion. Upon roll call, Mr. Andreas abstained.

Mr. Weinraub declared the resolution passed as presented.

Resolution No. 78-44 - Resolution Approving The Filing Of An Application For A Categorical Program Settlement Grant

Mr. Wasson explained that Resolution No. 78-44 basically entails the filing of an application to the Department of Housing & Urban Development for monies that are available for completing projects which have previously been settled. He related that this pertains to the East Central Towers Project, and that the Commission is requesting \$116,590 to facilitate the relocation of electrical lines, constructing sidewalks and curbs, and other site improvements.

Mr. Weinraub asked how the Commission found out about these monies.

Mr. Turk related that about six (6) to eight (8) weeks ago the Commission received a Community Development Digest, and in that it referred to the Categorical Program Settlement Grant Program. He explained that in reviewing the Digest with Mrs. Zickgraf it was discovered that the Commission might be able to obtain some monies to

cover the relocation costs for the East Central Towers Project. Mr. Turk stated that this Grant would give the Commission the opportunity to make up the site improvements for that project.

Mr. Weinraub inquired if the same developer that is building the Edsall House Apartments is going to construct East Central Towers.

Mr. Turk replied affirmatively. He told the Commission members that the developer is waiting for a FHA Section 8 approval from the Department of Housing & Urban Development.

Mr. Weinraub asked how the Edsall House Apartments are progressing.

Mr. Turk informed him that they would be completed by fall.

Mrs. Hana L. Stith moved the approval of Resolution No. 78-44, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

By-Laws

Mr. Turk explained that if the Commissioners would like to always have the regular meetings at 4:00 P.M. instead of the 7:30 P.M. time, the By-Laws would have to be changed accordingly.

Mr. Weinraub mentioned that the 4:00 P.M. meeting time is not always convenient for all Commission members.

Mr. Andreas suggested that the By-Laws be left alone at this time and the meetings be handled on an agreement basis.

The Commissioners decided to hold the meetings for the summer at 4:00 P.M. and wait until fall to decide further.

ADJOURNMENT

The meeting was adjourned at 4:54 P.M.

Respectfully submitted,



Robert W. Hutzler, Secretary

MINUTES OF SPECIAL MEETING

DATE: June 12, 1978, 4:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

Robert W. Hutner, Secretary

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Robert L. Leas, Consulting Engineer
Ronald L. Bonar, Engineer
Charles J. Weinraub, Attorney
Kirk Stone, Journal-Gazette
John Perlman, News-Sentinel
A representative of Channel 15

The President called the meeting to order at 4:14 P.M.

The Vice President noted that all Commissioners were present except for Mr. Hutner.

APPROVAL OF MINUTES

Mr. John L. Andreas moved the approval of the minutes of the Special Meeting of May 8, 1978, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Rothberg, Gallmeyer, Fruechtenicht & Logan \$1,259.00

Since there was nothing unusual on the Voucher Sheet, Mr. Henry F. Rood moved for approval of the vouchers and the bill from Rothberg, Gallmeyer, Fruechtenicht & Logan for \$1,259. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

Discussion of Return of Good Faith Deposit of Drs. Pancner and Cummins

Mr. Charles Weinraub, attorney for Drs. Pancner and Cummins, introduced himself to the Commissioners. He explained that he was present this afternoon in order to inform the members of the Commission of the problems Drs. Pancner and Cummins ran into and to appeal the return of their good faith deposit on the Old Drug Building Project. Mr. Weinraub reported that he had two (2) statements before him--one from the original designer and then the Doctors were involved with two (2) other architectural firms. He indicated that one bill was for \$1,500 and the other for \$32,071. Mr. Weinraub told the Commissioners that Drs. Pancner and Cummins could not get an architectural firm to tell them that the work could be done for \$150,000. He exclaimed that they have incurred a large sum in bills and that the City would not lose money if the deposit is refunded. Mr. Weinraub asked that the Commissioners return the deposit to Drs. Pancner and Cummins based on the large bills they have incurred.

Mr. Andreas mentioned that the Commission has spent substantial sums of money too on this project.

Mr. Rood added that the Commission had held the building for Drs. Pancner and Cummins for one year when other developers could have been contacted.

Mr. Charles Weinraub explained that there was a year involved while the Doctors worked hard trying to get the project done. He stated that they became very frustrated.

Mrs. Stith stated that she was in favor of returning the deposit. She remarked that the Commission would have had to spend the money regardless to weatherproof the building and to keep it from further deterioration. Mrs. Stith felt the Commission should reimburse the earnest money to Drs. Pancner and Cummins.

Mr. Charles Weinraub informed the members of the Commission that this is not the standard kind of business deal, and he felt it should not be dealt as one.

Mr. Rood questioned the point of having earnest money if the Commission is just going to refund it every time.

Mrs. Stith said that she felt it was the duty of the Redevelopment Commission to make allowances when necessary and to create a good feeling whenever possible. She commented that the Commission has nothing to lose by returning the money.

Mr. Charles Weinraub agreed that it does establish a good feeling in the community for an individual to know that someone is with them if they do take the chance and that they are not going to be held to it. Mr. Weinraub assured the Commissioners that Drs. Pancner and Cummins really tried to make their project work.

Mrs. Hana L. Stith moved that the Commission return the good faith deposit. The motion died for lack of a second.

RESOLUTION NO. 78-31 - Confirmatory Resolution - West Main Street Renewal Project Amended

Mr. Turk explained that following the public hearing, it is now the job of the Commissioners to consider Resolution No. 78-31, which confirms the original Declaratory Resolution. He related that once Resolution No. 78-31 is passed the Commission will then be in a position to proceed with the West Main Street Renewal Project Amended and continue working with a developer who has expressed interest in the Project.

Mr. John L. Andreas moved the adoption of Resolution No. 78-31, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-32 - Resolution Selecting Contractor For Curbs And Sidewalks, Edsall House, West Main Street Renewal Project

Mr. Weinraub read the letter from Mr. Ronald Bonar recommending that a contract be awarded to Carrington & Associates, Inc., in the amount of \$34,895.70 for the construction of the sidewalks and curbs for the Edsall House. He noted that the two (2) other bids received were from Brooks Construction Company, Inc., for \$37,798 and Reith-Riley Construction Company in the amount of \$39,643.60.

Mr. Weinraub questioned if the strengthening of the drives requested by the Commissioners was included in the bid of Carrington & Associates.

Mr. Bonar replied that it was contained in their bid, and he explained that this was one of the items that was added to the bid specifications. He reported that several contractors were contacted to submit bids, but they informed him they were quite busy with other work and that the previous estimate was a bit low. Mr. Bonar said that the range of the bids received shows a competitive price.

Mr. Rood wondered if most of the work would be done by subcontractors.

Mr. Bonar responded negatively and remarked that all of the work would be done by the contractors themselves.

Mr. Rood noted the difference in the figure proposed by Brooks Construction for sod work compared to the other two (2) bidders.

Mr. Bonar explained that the contractors have to purchase their own sod.

Mr. Rood wondered if Carrington & Associates could use the same source as Brooks Construction and pay the lower amount.

Mr. Bonar related his past experiences as City Engineer and stated that when a bid is accepted it is pretty hard to re-negotiate certain items. He told the Commissioners, however, that he would look into the matter.

Mrs. Stith felt the Commission should not negotiate little things and that if the Commission is going to accept the bid they should do so and not try to alter the different items because where Carrington & Associates is higher on one item they are lower on another.

Mr. Weinraub stated that he thought you could not go back to a contractor and try to re-negotiate a price.

A discussion followed.

Mrs. Hana L. Stith moved the acceptance of Carrington & Associates, Inc., as bid. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-33 - Resolution Approving The Execution Of A Contract For Services To Refine The Program For The Hotel And Civic/Convention Center

Mr. Turk reminded the members of the Commission of their prior approval of the firm of Laventhal & Horwath to do a market and financial analysis of the hotel and civic/convention center. He explained that their fee covers the proposal to refine the program for the hotel and civic/convention center. Mr. Turk stated that the tentative agreement entered into with the Convention Authority states that they would take into account the entire study they needed and would be responsible for \$11,000. He informed the Commission members that the fee to design the program for the hotel is \$7,000 and that the Convention Authority will pick up half of this and the Redevelopment Commission will pick up the other half. The Commission's total share that would have to be paid is \$3,500. Mr. Turk explained that the other proposal received to do the market and financial analysis for the hotel and civic/convention center was from Harris, Kerr, Forster. He added that both firms are well known. Mr. Turk told the Commissioners that he interviewed both firms and recommended the firm of Laventhal & Horwath to the Convention Authority and would recommend this firm to the Commission.

Mr. Henry F. Rood moved the approval of Resolution No. 78-33, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mrs. Stith showed concern that the letter from Laventhal & Horwath states that their travelling and meals were not included in their proposed figure.

Mr. Turk related that their maximum amount is \$1,200. He mentioned that the Commission would not cover more than a portion of those costs, and that the members might want to amend the resolution stating that the costs to the Redevelopment Commission are not to exceed the amount of \$3,500 plus 1/4th of the costs for travel, maintenance, and other out-of-the-pocket expenses not included in the fee.

Mr. Rood moved that Resolution No. 78-33 be amended to state that the costs are not to exceed the amount of \$3,500 plus 1/4th of the costs for travel, maintenance, and other out-of-pocket expenses not included in the foregoing fee, but not to exceed an amount of \$300.

RESOLUTION NO. 78-34 - Resolution Selecting Contractor For Weed Cutting And Site Clean-Up Of Properties Owned By Redevelopment Commission

Mr. Turk referred to Mr. Otte's specifications for weed cutting and site clean-up in the Hanna-Creighton and East Central Areas and explained that Mr. Otte contacted eleven (11) contractors--of which two (2) have reviewed the sites and only one (1) actually submitted a bid. Mr. Turk related that Mr. Otte was informed by the contractors that they were overloaded at this time and could not get to this work.

Mrs. Zickgraf mentioned that most of the cost involved in the proposal received was due to the debris. She stated that a number of years ago it cost the Commission \$7,000 to get the debris removed.

A discussion followed.

Mrs. Hana L. Stith moved that the bid from Barry W. Knapp of Woodburn, Indiana in the amount of \$4,500 for the Hanna-Creighton Area and \$1,500 for the East Central Area be accepted. She mentioned that the Commission should start looking for a contractor earlier next time so that there is more than one bidder. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Rood wondered if there was any way of preventing the debris from being placed on these two areas in the future.

Mrs. Stith suggested that a bigger sign be erected.

Mr. Turk stated that he would look into the matter.

RESOLUTION NO. 78-35 - Resolution Authorizing The Executive Director To Offer An Acquisition Price And Execute An Agreement To Purchase Real Estate And Acquire One Parcel In Block III Of The Civic Center Renewal Project

Mr. Weinraub explained that Resolution No. 78-35 pertains to a parking lot in Block 3 of the Civic Center Renewal Project owned by Walter and Mary York.

Mr. Turk stated that the Commission has reviewed the two (2) appraisals for the property and that they are adequate.

Mr. Rood inquired as to how many other acquisition prices the Commission has approved in Block 3 at present.

Mr. Turk replied that there has been only one--the Stucky Bros. property.

Mr. Weinraub stated that Resolution No. 78-35 relates to the only other piece of property that is not owned by I&M/Peoples.

Mr. John L. Andreas moved the approval of Resolution No. 78-35, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-36 - Resolution Establishing Month-To-Month Rent For Owner-Occupant Of Parcel 1-6 In The Civic Center Renewal Project

Mr. Turk told the members of the Commission that they approved an acquisition price for Parcel 1-6 several months ago and that negotiations have taken place. He related that the appraisers have taken a look at the rental amount from an economic point of view and that the economic rent would represent a hardship on the owner. Mr. Turk informed the Commissioners that the owner has submitted a financial statement and that it appears to the Commission staff that it would be a hardship at the proposed rental amount. Mr. Turk recommended that the rent be set at \$250.00 a month because of the hardship involved.

Mr. John L. Andreas moved the approval of Resolution No. 78-36, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-37 - Resolution Approving Bid Documents And Specifications For Demolition Of Block I, Civic Center Renewal Project

Mr. Turk reminded the Commissioners that at their last meeting they directed the staff and Mr. Leas to prepare contract documents for Block I of the Civic Center Project.

Mr. Leas informed the members of the Commission that he followed basically the same form as specifications that were previously prepared with updated corrections. He said he felt they were good and should do the job.

Mr. Weinraub inquired as to how many local contractors Mr. Leas felt would bid on a job like this.

Mr. Leas reported that the Commission would probably receive bids from Martin and Griffin with some out-of-town bidders also.

Mr. Rood felt the Commission should seek the out-of-town bidders for this project.

Mrs. Zickgraf informed the members that there is a list in the Commission files of some fifty (50) demolition contractors that would be contacted.

Mr. Weinraub wondered if the Commission has acquired most of the properties in the first block.

Mr. Turk responded that the Commission has purchase agreements on approximately 2/3rds of the properties.

Mr. Leas gave the time frame as beginning in August of this year and completing in March or April of 1979.

Mr. Rood seemed concerned over the fact that the hotel would not be built and wondered if the Commission would be held to any agreement.

Mr. Turk stated that the Commission has an agreement with the Convention Authority, but it does not stipulate the hotel because it is not known for sure where it will be built.

A discussion followed.

Mr. Henry F. Rood moved the adoption of Resolution No. 78-37, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-38 - Resolution Authorizing Execution Of Contract For Architectural Services

Mr. Weinraub stated that Resolution No. 78-38 deals with an agreement with Martindale/Tourney/Gibson to design the Civic Center Municipal Parking Garage.

Mr. Turk explained that since the Commission selected Martindale/Tourney/Gibson they have negotiated a flat fee of \$112,000 and Dick Robinson has drawn up a contract. He requested that the Commissioners execute this contract.

Mr. John L. Andreas moved the approval of Resolution No. 78-38, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

West Main Street Renewal Project Amended
Parcel 3-5B
Mr. Jesse M. Parrish

Mr. Turk explained that in the first block of the West Main Street Project Amended some property that is owned by Mr. Jesse M. Parrish was not appraised. He stated that the fees for the appraisers came to \$200.00 each for Mr. Gettel and Mr. Misner and that he is requesting the approval from the Commission members to obtain the appraisals.

Mr. Henry F. Rood moved the approval to obtain appraisals for Parcel 3-5B in the West Main Street Project Amended, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Poinsatte Leasing

Mr. Turk explained that since the Commission's lease of the automobile with Poinsatte Leasing recently, a bill from Poinsatte Leasing in the amount of \$347.79 for repairs above and beyond the normal wear and tear items was sent to the Commission office. Mr. Turk pointed out that a security deposit of \$100.00 will be subtracted from that amount.

A discussion followed.

Mrs. Hana L. Stith moved for approval of the payment of the bill of the repairs to Poinsatte Leasing in the amount of \$347.79 minus the \$100.00 deposit. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Change Order No. 1 to Contract for Engineering Services
Sanitary Sewer for the Edsall House
Z. K. Tazian Associates, Inc.

Mr. Turk explained that due to additional engineering services that were required for the addition of a manhole for the sanitary sewer for the Edsall House in the West Main Street Project, a change order had to be drawn up. He noted that the additional amount was for \$50.00.

Mr. John L. Andreas moved the approval of Change Order No. 1 in the amount of \$50.00 for engineering services required for the additional



manhole. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Rothberg, Gallmeyer, Fruechtenicht & Logan

Mr. Turk told the Commission members that the contract between the Redevelopment Commission and Rothberg, Gallmeyer, Fruechtenicht & Logan has expired as of today. He explained that in the present contract the Commission is paying \$35.00 per hour for the junior members and \$45.00 per hour for the senior members, while the new contract proposes \$40.00 per hour for the junior members and \$55.00 per hour for the senior members.

Mrs. Stith mentioned that she felt the attorney fees were becoming quite expensive and wondered if there was any other way the Commission could retain an attorney.

Mr. Turk related that there are all kinds of ways to use legal services, but that they all come out to about the same total fee. He said he felt the hourly rate was the easier way for the Commission to keep track of the charges. He mentioned that he felt the legal services Rothberg, Gallmeyer, Fruechtenicht & Logan have provided have been very good.

Mr. John L. Andreas moved the approval of the renewal of the contract with Rothberg, Gallmeyer, Fruechtenicht & Logan with the increased amounts. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 5:12 P.M.

Respectfully submitted,


Robert W. Hutzner, Secretary

MINUTES OF PUBLIC HEARING

DATE: June 12, 1978, 4:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

Robert W. Hutner, Secretary

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney
Robert L. Leas, Consulting Engineer
Ronald L. Bonar, Engineer
John Perlman, News-Sentinel
Kirk Stone, Journal-Gazette
A representative of Channel 15
Charles J. Weinraub, Attorney

Mr. Weinraub called the public hearing to order at 4:10 P.M.

The President explained that the public hearing is being held to hear and receive comments regarding Declaratory Resolution No. 78-13 which designates the West Main Street Renewal Project Amended as a renewal area. He reported that a legal notice was published in the Journal-Gazette and News-Sentinel on May 27th and May 31st and that the Redevelopment Commission will provide the opportunity at this hearing for all persons and organizations wishing to express their views with respect to the West Main Street Renewal Project Amended. Mr. Weinraub requested that anyone wishing to file a written remonstrance or objection should do so during this afternoon's hearing, and that all statements should be brief and to the point. He stated that each speaker should come forward and give their name, address, and/or organization. Anyone wishing to make a statement against the resolution was then requested to do so at this time.

No one spoke against the resolution.

The President inquired if there was anyone that wished to make a statement for the resolution.

There was no response.

Mr. Turk related that the Commission passed the Declaratory Resolution for the West Main Street Renewal Project Amended sometime ago and that since that time, the City Plan Commission and City Council both have passed the plan. He noted that copies were on file in the Commission offices. Mr. Turk remarked that there have been no modifications since the Declaratory Resolution was first passed. He showed several maps to the Commission members illustrating the area and the land uses. Mr. Turk informed the members that the Commission has had the cooperation of ARCH with saving the Up The Street property. He related that there was some question previously with the street widening and whether the building could be saved. The Street Engineering Department developed a plan for the street and everything has been resolved.

The public hearing ended at 4:13 P.M.

Respectfully submitted,

Robert W. Hutner, Secretary

MINUTES OF SPECIAL MEETING

DATE: May 8, 1978, 4:00 P.M.

PLACE: 8th Floor Conference Room, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

None

STAFF PRESENT:

Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Robert L. Leas, Consulting Engineer
E. P. Herren, Contech Architects & Engineers
John Perlman, News-Sentinel
Ken Bradford, Journal-Gazette
Ronald L. Bonar, Ronald L. Bonar & Associates
A representative of WMEE

The President called the meeting to order at 4:04 P.M.

The Secretary noted that Mr. Turk was absent, but that all Commission members were present.

APPROVAL OF MINUTES

Upon a motion by Mr. Robert W. Hutner and a second by Mr. John L. Andreas, the minutes of the Public Hearing and the Special Meeting of April 13, 1978 were approved. Upon roll call, the motion carried unanimously.

VOUCHERS

Mrs. Zickgraf pointed out that the Commission acquired three (3) more properties in the Civic Center Renewal Project in April.

Mr. Robert W. Hutner moved the approval of the vouchers paid in April, 1978, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

Resolution No. 78-22 - Resolution Authorizing An Increase In An Acquisition Price For Parcels In The Civic Center Renewal Project

Mr. Weinraub told the other Commission members that Resolution No. 78-22 refers to a particular parcel where Golden's Mens Store used to be located. He explained that both Parcels 1-3 and 1-4 are in two different trusts at Fort Wayne National Bank. Mr. Weinraub related that all the beneficiaries for Parcel 1-3 have signed purchase agreements, and that two out of the three have signed for Parcel 1-4. He explained that Resolution No. 78-22 authorizes an increase of \$1,500 for each parcel. Mr. Weinraub indicated that this has been negotiated and that an appraisal was provided by Fort Wayne National Bank.



Mr. Rood reminded the other Commissioners that this matter was discussed at the last Commission meeting and was tabled because a consensus of opinion was not arrived at.

Mr. Weinraub instructed the Commissioners to approve the adjusted price and then the Commission would proceed with the proper channels to condemn the 1/3 interest of the third beneficiary on Parcel 1-4.

Mrs. Zickgraf told the members of the Commission that Dick Robinson has reviewed this matter and requested that this procedure be used.

Mr. Henry F. Rood moved for approval of Resolution No. 78-22 stating that there was additional information available now to justify the increases. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

NEW BUSINESS

Resolution No. 78-28 - Resolution Approving Change Order No. 1 To Contract With Gordon Landscaping For Sanitary Sewer - Edsall House

Mr. Weinraub mentioned that the work Gordon Landscaping did on the sanitary sewer extension was well done.

Mr. Leas explained that the design engineer assumed all water mains would be at standard feet. He told the Commissioners that Gordon Landscaping discovered water mains lower than the standard level while doing their work, and that a manhole had to be added. Mr. Leas assured the Commission members that the price was reasonable.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-28, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Review of Sidewalk and Curb Design, West Main Street Renewal Project, Block II

Mr. Bonar passed around sets of the sidewalk and curb design for Block II of the West Main Street Project and explained them to the Commissioners. He noted that a drain would be placed in the parking area to the right and related that everything outside the property line was the responsibility of the Redevelopment Commission.

Mr. Weinraub inquired if the sidewalk would be the last item done.

Mr. Bonar replied that he expects completion in mid-August. He explained that he would like to start in mid-July with a thirty (30) day construction period.

Mr. Weinraub stated that the Commission would take bids on this.

Mr. Bonar requested the Commission to approve the plans and set a date for the bid opening.

Mr. Weinraub inquired as to the cost estimate.

Mr. Bonar stated that it was approximately \$20,000.

Mrs. Zickgraf asked if that cost included the tearing down of old sidewalks and putting catch basins in.

Mr. Bonar assured her that it did.

Mr. Weinraub questioned the margin for error.

Mr. Bonar responded at 10%.



Mr. Rood inquired as to the width of the sidewalk.

Mr. Bonar replied that it will be 5'.

Mr. Andreas was concerned with the substance the approaches into the parking lots would be made of.

Mr. Bonar stated that they would be concrete.

Mr. Andreas asked if they would be reinforced.

Mr. Bonar responded negatively. He explained that they used the normal standard approach.

Mr. Rood inquired as to what extent moving vans would be using the approaches.

Mr. Bonar related that there would be some moving vans at times.

Mr. Andreas asked how the structure would be heated.

Mr. Bonar replied that it would be electric heat.

Mr. Weinraub inquired as to how much more the cost would be if the approaches were reinforced.

Mr. Bonar stated that it would approximately be \$2,000 more. He explained that the key to the concrete is to make sure the base is solid.

Mr. Andreas inquired as to the substance that will be used to reinforce the concrete. He wondered if mesh would be used.

Mr. Bonar replied that mesh would not be used to reinforce the concrete.

Mr. Leas remarked that mesh only holds the concrete together and keeps it from cracking.

Mrs. Stith felt the reinforcement should be done because of the projected cold weather.

Mr. Henry F. Rood moved the adoption of a resolution approving the sidewalk and curb design for Block II in the West Main Street Renewal Project noting that reinforcement of the approaches should be included. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Bonar asked if the Commission members set the bid date of if he should see Mr. Turk about it.

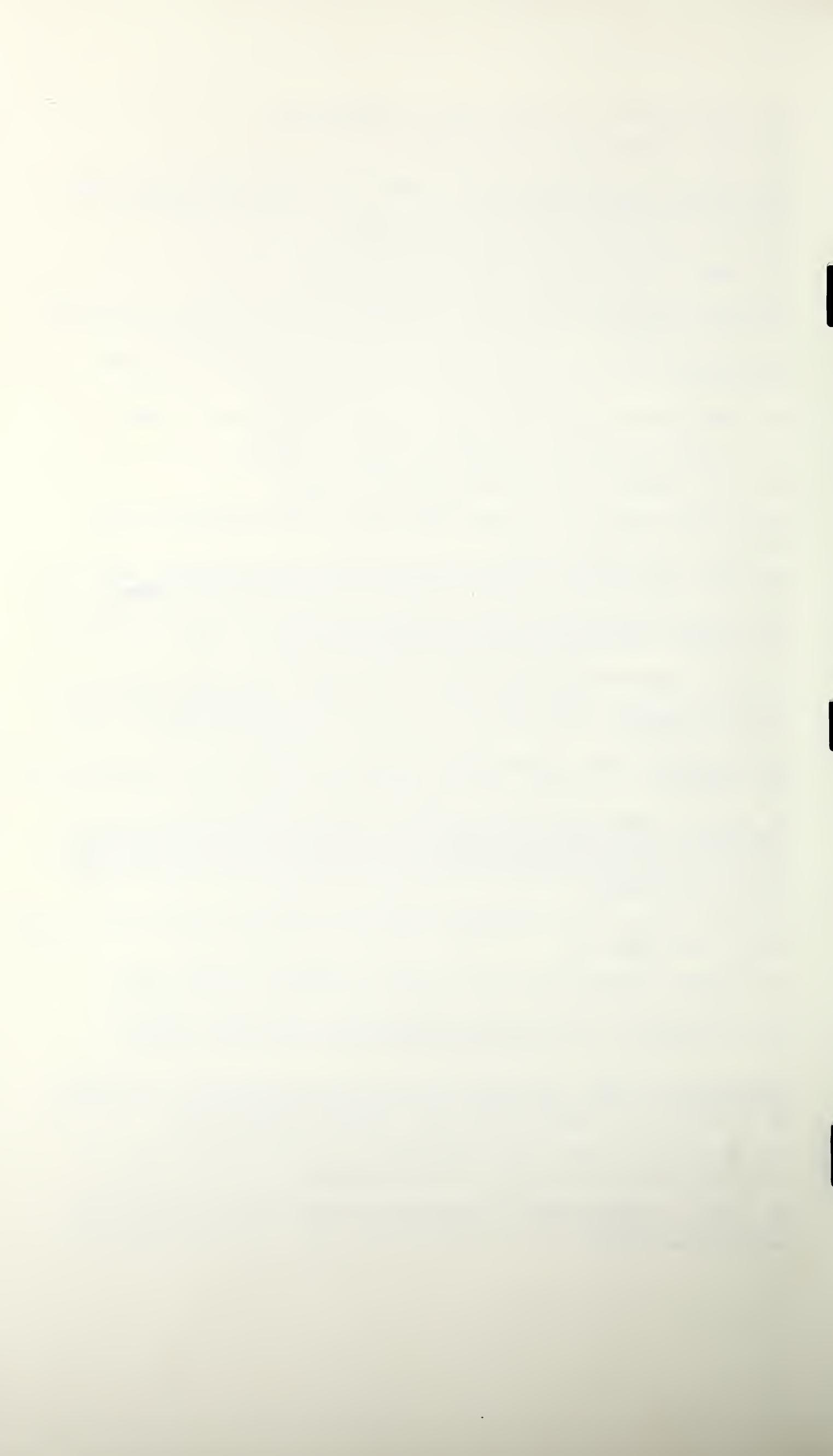
Mr. Weinraub informed him that he would be working with Mr. Turk.

Mr. Bonar mentioned that he has obtained the City Street Engineer's written approval on the plans and specifications of the project.

Resolution No. 78-29 - Resolution Authorizing The Executive Director, Through Legal Counsel, To Submit And Institute Condemnation Proceedings On A Portion Of A Parcel In The Civic Center Renewal Project

Mrs. Zickgraf explained that Resolution No. 78-29 refers to the 1/3 interest in Parcel 1-4 that has to be condemned.

Mr. John L. Andreas moved the approval of Resolution No. 78-29, and Mr. Robert W. Hutter seconded the motion. Upon roll call, the motion carried unanimously.



Civic Center Municipal Parking Garage Proposals

Mr. Weinraub reported that Mr. Turk, Tom Manny the Traffic Engineer, Henry Wehrenberg, and Jim Schneider the Parking Administrator, went through the architectural proposals received for the Civic Center Municipal Parking Garage. He told the other Commissioners that he received a letter from the Mayor enclosing a news release that recommended the firm of Martindale/Tourney/Gibson, Inc., in association with Carl Walker & Associates, Inc. He read the letter aloud. Mr. Weinraub recommended to the other Commission members that Martindale/Tourney/Gibson, Inc., be accepted.

Mr. Andreas stated that he also reviewed the proposals received and that the recommended firm is one of the three he chose.

Mr. Weinraub related that the price has to be negotiated as yet.

Mr. Rood remarked that he was familiar with the firm of Martindale/Tourney/Gibson, Inc., and that he had heard that the Carl Walker & Associates, Inc., also did good work.

Mr. John L. Andreas moved acceptance of the firm of Martindale/Tourney/Gibson, Inc., in association with Carl Walker & Associates, Inc., subject to a negotiated fixed price. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Discussion of Return of Good Faith Deposit of Drs. Pancner and Cummins

Mr. Weinraub explained that the Redevelopment Commission spent \$22,000 to get the Old Drug Building in shape for Drs. Pancner and Cummins to purchase it. Now, they are requesting that their good faith deposit of \$1,250 be returned because they will not be able to move forward with their project as planned due to cost estimates that exceed their projections. Mr. Weinraub told the other Commissioners that money has been returned to most of the individuals in the past.

Mr. Hutner related that the Commission obtains a deposit for a reason. He referred to the presentation given to the Commissioners by the architect for Drs. Pancner and Cummins. Mr. Hutner stated that they tried every architect in town to obtain a better price, but due to the cost estimates being so high, could not see any way out but to withdraw from the project.

Mr. Rood questioned if the architect is refunding his fee.

Mr. Weinraub responded negatively.

Mrs. Stith stated that the Commission used the \$22,000 to weatherize the Old Drug Building and that it would have had to been done anyway.

Mr. Rood explained that a good faith deposit is requested with the understanding that the deposit would be kept. He mentioned that the Commission has waited a year on this project when it could have been offered to someone else.

Mr. Andreas remarked that he was influenced on the amount needed to bring the building up to code to start with and now Drs. Pancner and Cummins cannot go ahead with the project.

Mr. Hutner informed the other Commissioners that he would have to refrain from the voting on this matter because he was close to the individuals involved and was familiar with the expenses they had.

Mr. Henry F. Rood made a motion not to refund the good faith deposit of \$1,250 to Drs. Pancner and Cummins, and Mr. John L. Andreas seconded the motion.



Mrs. Stith said she felt the individuals involved tried very hard to continue with the development of the project and thought that when an individual asks for their deposit back they need the money. Mrs. Stith stated that she felt the Commission should reconsider refunding the deposit to Drs. Pancner and Cummins.

Mr. Andreas related that Drs. Pancner and Cummins were not in dire circumstances to substantiate the return of their deposit.

A discussion followed.

Upon roll call, Mrs. Stith opposed and Mr. Hutner abstained.

Review of 1979 Budget

Mrs. Zickgraf informed the Commissioners that the General Budget for 1979 is pretty much the same as last year. She noted a few item changes such as postage and insurance.

Mr. Rood questioned the differences in the payment of interest in the Redevelopment District Bond Fund for 1977, 1978, and 1979.

Mrs. Zickgraf explained that the 1977 payment was for 17 months of interest, the 1978 payment was for 12 months of interest, and 1979 for proposed bonds had to be estimated.

Mr. Weinraub inquired as to the amount the Commission is requesting for the 1979 General Fund.

Mrs. Zickgraf related that the Redevelopment Commission is asking for \$134,750 including salaries.

Mr. Rood asked for clarification of the entry "utilities".

Mrs. Zickgraf stated that the entry referred to properties acquired such as the Fox Garage. She explained that the Commission has to pay for the sewer, lights, and heat.

Mr. Rood asked if this also included repairs.

Mrs. Zickgraf answered that this only included temporary repairs. She reported that the figures shown had to be estimated, as actual costs were unknown.

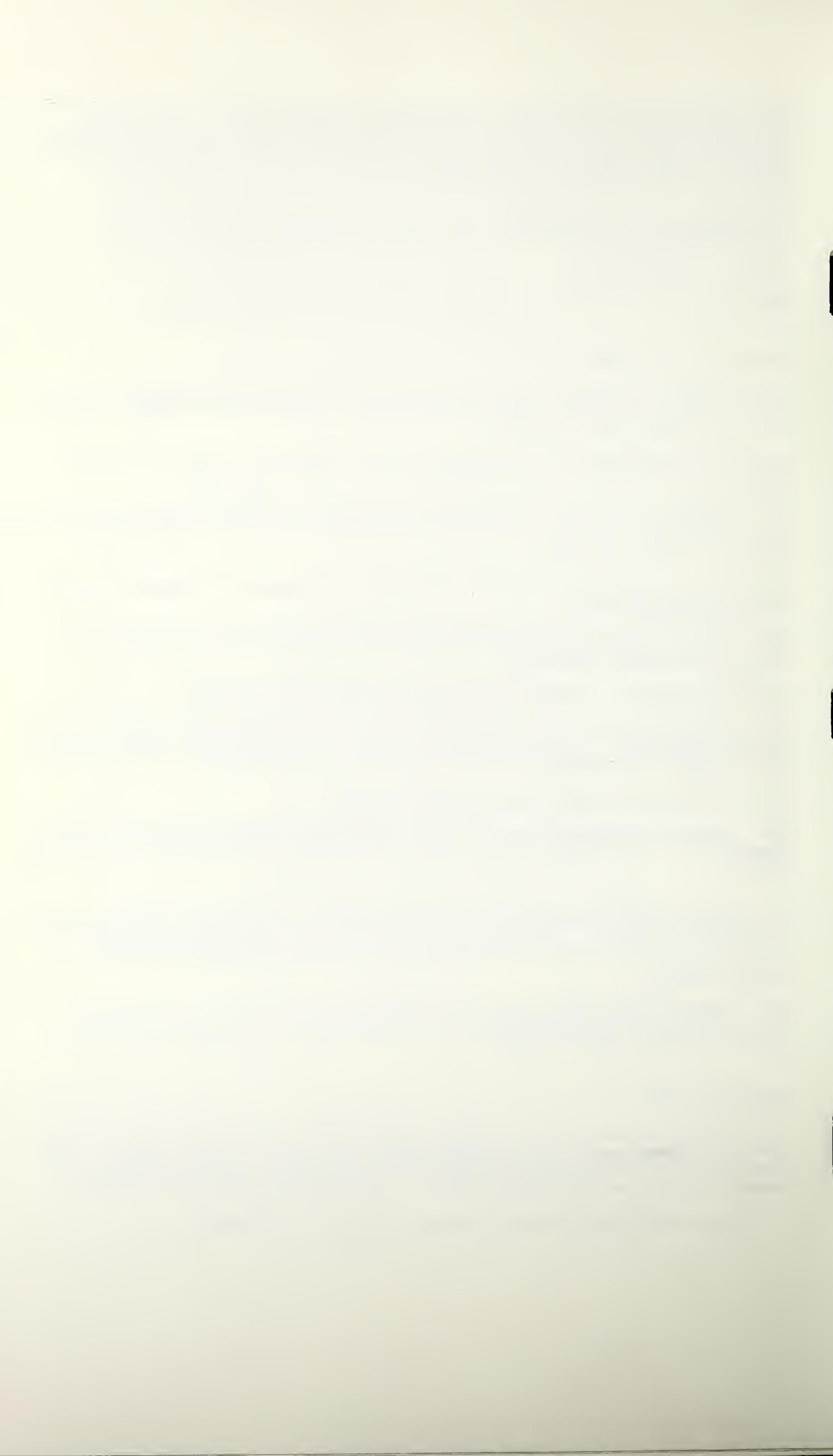
Mr. Weinraub stated that the Fox Garage will be the last building demolished because the City needs the parking it provides. He requested the staff to draw up a resolution for the next Commission meeting authorizing the go ahead for demolition on the first block of the Civic Center Project.

Mrs. Zickgraf mentioned that the purchase agreement for the Jefferson Theatre has been executed at this time and that a closing will be held within the next week or two.

OTHER BUSINESS

Mrs. Zickgraf referred to a letter placed before the Commission members from Max Richardson inquiring about part-time work for the summer. She stated that he will be paid whatever the Personnel Department pays the summer interns and requested that the Commission hire Mr. Richardson.

Mr. Rood asked if the summer interns get the City benefits.



Mrs. Zickgraf responded negatively.

Mrs. Hana L. Stith moved the approval of the hiring of Max Richardson, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Mrs. Stith mentioned that Mr. Richardson is a very fine young man.

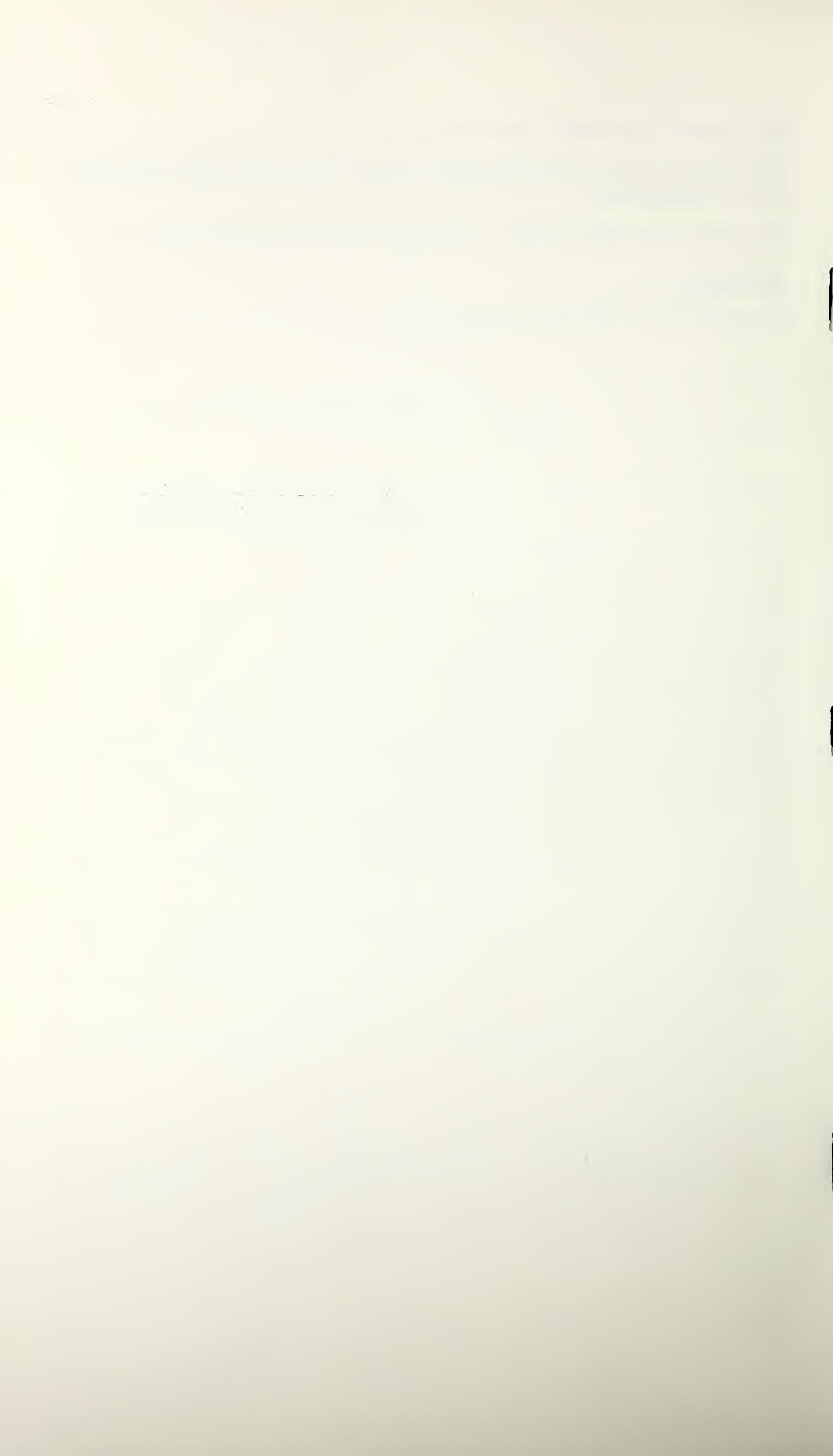
ADJOURNMENT

The meeting was adjourned at 4:45 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary



MINUTES OF SPECIAL MEETING

DATE: April 13, 1978, 4:19 P.M.

PLACE: County Commissioners' Room, 2nd Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

Leonard M. Weinraub, President

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Thomas D. Logan, Attorney
M. Robert Benson, Attorney
Becky Richards, News-Sentinel
Sylvia Smith, Journal-Gazette
Robert L. Leas, Consulting Engineer
Orlo J. McKean, Rems Corporation
Bill Grimme, Rems Corporation
Karen Anderson, ARCH, Inc.
4 other people were present

The Vice President called the meeting to order at 4:19 P.M.

The Secretary noted that all members were present except for Mr. Weinraub.

APPROVAL OF MINUTES

Mr. Robert W. Hutner moved the approval of the minutes of the Regular Meeting of March 13, 1978, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mrs. Stith questioned if the vouchers contained anything unusual or different.

Mr. Turk responded negatively. He mentioned that the Commission is proceeding with the acquisition of properties in the Civic Center Project and that several closings have been held recently.

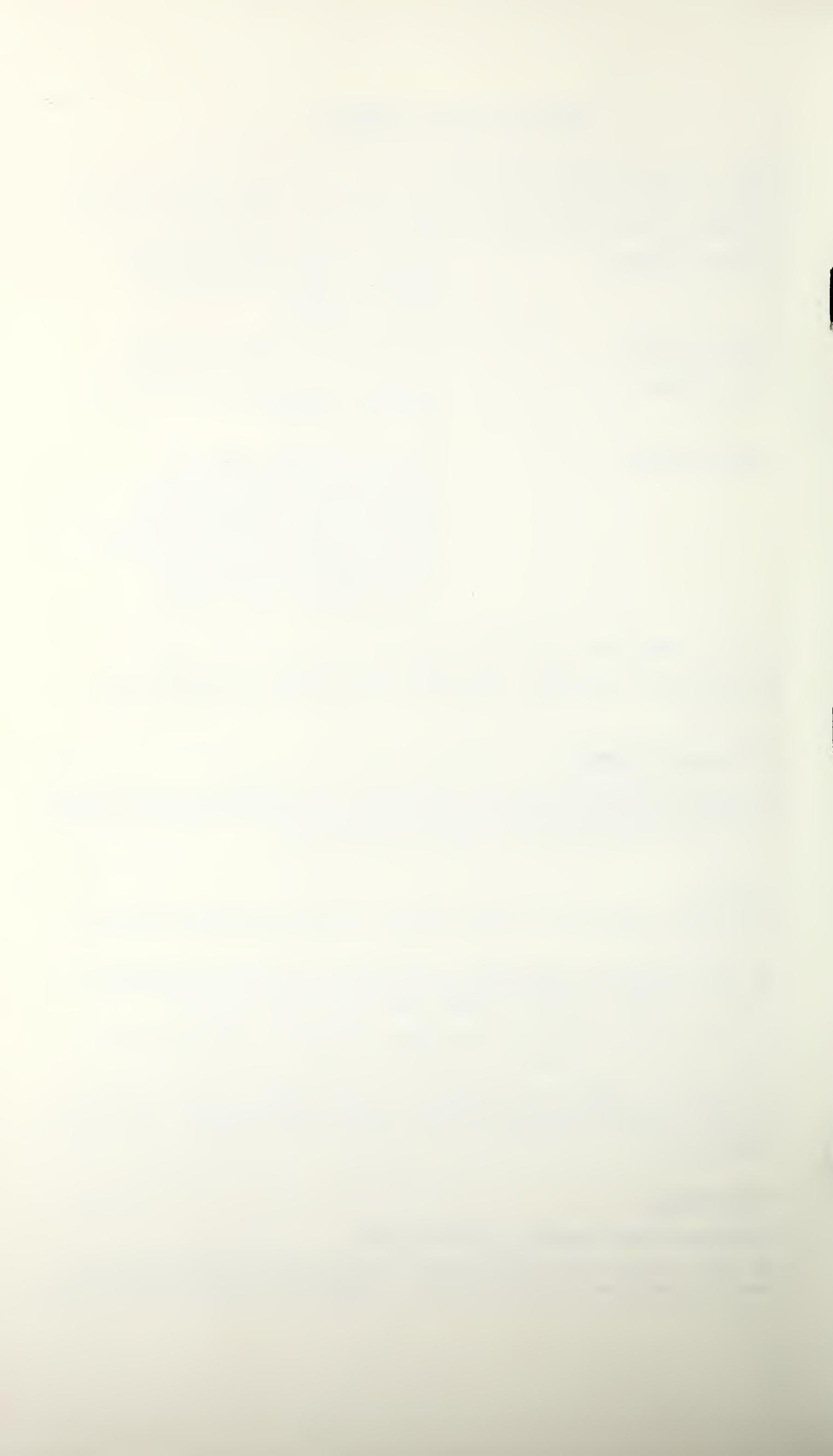
Mr. Turk noted the bill from Rothberg, Gallmeyer, Fruechtenicht & Logan for legal services in February, 1978 for \$1,123.50.

Mr. Robert W. Hutner moved approval of the vouchers and the bill received from Rothberg, Gallmeyer, Fruechtenicht & Logan. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

West Main Street Renewal Project Amended

Mr. Turk referred the Commissioners to the last Commission meeting when they approved the Declaratory Resolution for the West Main Street



Project Amended. He related that the project is bounded by South Harrison, Calhoun, West Main, and the railroad elevation. Mr. Turk explained that the added second block borders Harrison, Maiden Lane, Pearl, and West Main Streets. He stated that the Urban Renewal Plan and Declaratory Resolution were then presented to the City Plan Commission and approved by them with the exception of the street design and the disposition of the property located at 226 West Main Street until such time further information regarding the relationship of the street design to the disposition of that property is received. He told the Commission members that an opinion was requested from ARCH, Inc., and they did an investigation and felt the building might be eligible as a national register structure. Mr. Turk informed the Commissioners that he met with City Council last Tuesday evening on the matter and that it would have to be tabled until some agreement can be arranged on the design of the curb in the street with the Street and Traffic Engineering Departments. He said that he hopes to have the matter resolved within the next week and able to go back to City Council with a firm recommendation. Mr. Turk requested Mr. Leas to show the members of the Commission the design of the Main Street widening.

Mr. Leas explained the street widening to the Commissioners.

The Commissioners discussed the matter among themselves.

UDAG Application

Mr. Turk remarked that the Commission's consultants would be drawing up the UDAG Application, and he explained that the purpose of the Application is to secure a \$1,500,000 (approximately) grant to assist the Commission and the City with the cost of the parking garage that will serve the civic center and Summit Square. Mr. Turk related that the grant figure was arrived at by totalling up the development cost and taking into account the budgeted rental with I&M/Peoples. He stated that HUD wants to show a high ratio of private investment to their dollars. Mr. Turk told the Commission members that City Council has passed a resolution approving the filing of the Application and related that NIRCC approved the Application yesterday. He pointed out that there is a 25-day waiting period after that, and that the success of receiving the grant depends upon the competition.

Noting the presence of Karen Anderson of ARCH, Inc., Mr. Turk asked if anyone wished to make a statement from ARCH, Inc., regarding the Up The Street Tavern.

Karen Anderson, the Executive Director of ARCH, Inc., introduced herself to the members of the Commission and stated that ARCH, Inc., would like to add their opinion on the Yerian-Weber House property. She gave background information on the House. Ms. Anderson stated that ARCH, Inc., feels the House should be preserved along with the attached stables. She mentioned that ARCH, Inc., is initiating procedures to place the Yerian-Weber House on the National Register, and she added that ARCH, Inc., feels this will add to the future growth of Fort Wayne.

Mr. Andreas asked Ms. Anderson her opinion as to whether the sidewalk should be close to the building.

Ms. Anderson stated that many of this particular style of building were built flush with the sidewalk.



RESOLUTION NO. 78-18 - Confirmatory Resolution, Rose Marie's Alley

Mr. Turk reported that the Commission's attorney prepared Resolution No. 78-18 and that it grants benefits of Public Law No. 69 for Rose Marie's Alley.

Mr. Henry F. Rood moved the adoption of Resolution No. 78-18, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Approval of Sidewalk and Curb Design, West Main Street Renewal Project, Block II

Mrs. Stith stated that because the Edsall House is not ready as yet, this matter would be tabled until the next meeting.

Rental of Commission Automobile

Mr. Rood wondered why the Commission decided to change from ownership to rental.

Mr. Turk explained that the Commission has rented an automobile for the past two years and that the lease will expire on May 12, 1978. He recommended that another 2-year lease be signed and referred to the information sheet before the Commissioners showing the companies contacted, the type of automobiles, and the various amounts. Mr. Turk suggested that the Commission drop the maintenance expense, since it did not prove to be worthwhile in the past. He indicated that the two closest bids for a wagon were received from DeHaven Chevrolet for \$203.00 and Northside Leasing Company at \$205.00. Mr. Turk informed the Commissioners that he is recommending a wagon due to the size of the map boards that have to be carried around.

Mrs. Stith noted the \$2.00 difference in the price amounts and asked if there was a difference in the size of the cars.

Mr. Turk responded negatively and explained that they are identically the same size.

Mr. Turk told the members of the Commission that after having the insurance included on the present lease, he felt it would be greater if it was not included on the lease.

After some discussion, the Commissioners decided on the lowest bid.

Mr. Henry F. Rood moved that the Malibu Classic Wagon from DeHaven Chevrolet be chosen. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-19 - Resolution Approving Change Order No. 1 To Contract With Coil & Dickmeyer, Inc.

Mr. Turk reported to the Commissioners that the early part of the survey done by Coil & Dickmeyer was conducted at a time when there was a lot of snow on the ground. He requested Mr. Leas to explain the matter further.

Mr. Leas stated that Coil & Dickmeyer could not obtain the information they required on the sidewalks because they were covered with snow. He explained that they obtained the information they could and then

finished the survey when the snow was removed which required an increase in the contract price. Mr. Leas told the Commission members that he felt the amount requested was fair.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-19, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-20 - Resolution Approving Amendment No. 1 To Contract For Property Management By And Between The Fort Wayne Redevelopment Commission And Vernon H. Otte

Mr. Turk related that Resolution No. 78-20 makes some very minor changes in the language of Mr. Otte's contract which were felt to be somewhat unclear to him, and he explained that there is no additional compensation involved. Mr. Turk reported that the first change pertains to Section 3 which provides for a contract period to November 13, 1978, and to clarify the situation for accounting purposes for Mr. Otte, it has been changed to November 30, 1978. Mr. Turk told the Commissioners that the other change is in Section 4 under "Termination" and allows the Property Manager to terminate the contract.

Mr. Henry F. Rood moved the approval of Resolution No. 78-20, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-21 - Resolution Approving An Agreement For Relocation Services And Authorizing The President To Execute Said Agreement

Mr. Turk informed the members of the Commission that Resolution No. 78-21 approves an agreement with the Department of Minimum Housing & Relocation to provide relocation services for the Civic Center Renewal Project. He said he felt their fee proposal seemed very reasonable. Mr. Turk noted that this agreement compares to the previous one entered into for the West Main Street Project and recommended approval.

Mr. Robert W. Hutner moved adoption of Resolution No. 78-21, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-22 - Resolution Authorizing An Increase In An Acquisition Price For Parcels In The Civic Center Renewal Project

Mr. Turk related that Resolution No. 78-22 results from negotiations on Parcels 1-3 and 1-4, which are separately owned in two trusts and managed by Fort Wayne National Bank. He further explained that the Bank had their own appraisals done, and although the Commission did not agree with their values, there was some merit for an increase in acquisition price. Mr. Turk suggested that Resolution No. 78-22 be approved subject to a signed offer to purchase. He mentioned that the Bank has advised the Commission that all owners but one will sign. Mr. Turk asked Mr. Logan if the Commission could act on the one property in which both parties were not in accordance.

Mr. Logan felt the Commission should accept the one parcel where both property owners agreed to sign.

Mr. Rood was concerned that the Commission would be obligated to offer an increase in price to the other owner if granted to one.

Mr. Turk did not agree.

Mrs. Stith wondered if it was in good taste for the Commission to start accepting outside appraisals.

Mr. Turk mentioned that the Commission has rejected other outside appraisals that have been done.

Mr. Logan stated the Commission is only obliged to take into consideration another appraiser's values.

Mr. Andreas felt one of the Commission's appraisers should agree to the increased price.

Mr. Rood inquired as to how close the Commission's appraisal figures were to the outside appraisal.

Mr. Turk replied that the Bank appraiser's figure was reasonably close to the high figure of one of the Commission's appraisals.

The Commissioners were worried about the result if all of the property owners decided to bring their own appraiser in.

Mrs. Stith felt the Commissioners should have more details on the matter.

Mr. Turk suggested that Resolution No. 78-22 be tabled.

Mr. Robert W. Hutner moved that Resolution No. 78-22 be tabled until more information could be presented to the Commissioners, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-23 - Resolution Establishing Month-To-Month Rent For Former Owner-Occupants Of Parcel 1-1 In The Civic Center Renewal Project

Mr. Turk stated that this follows the last Commission meeting when a rental policy was established, and that Resolution No. 78-23 refers to Parcel 1-1. He pointed out that the closing was held last week. Mr. Turk recommended that the rent be established at \$350.00 per month assuming the tenant provides the utilities and all maintenance.

Mr. Robert W. Hutner moved the approval of Resolution No. 78-23 with the rent being set at \$350.00 per month and the tenant providing utilities and all maintenance. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-24 - Resolution Authorizing The Executive Director, Through Legal Counsel, To Submit And Institute Condemnation Proceedings On Parcel 1-12 In The Civic Center Renewal Project

Mr. Turk mentioned that since a Commission member has interest as a beneficiary in Parcel 1-12, he felt this matter should be decided by the court.

Mr. Henry F. Rood moved the approval of Resolution No. 78-24, and Mr. John L. Andreas seconded the motion. Upon roll call, Mr. Hutner abstained.

RESOLUTION NO. 78-25 - Resolution Authorizing The Executive Director, Through Legal Counsel, To Submit And Institute Condemnation Proceedings On Parcels In The Civic Center Renewal Project

Mr. Turk referred to a memorandum before the Commission members describing the parcels listed in this resolution. He mentioned that a number of these parcels still may be able to be settled within the next couple of weeks. However, since the next meeting is another month away, Mr. Turk asked for permission to institute condemnation proceedings on these parcels.

Mr. John L. Andreas moved the approval of Resolution No. 78-25, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

RESOLUTION NO. 78-26 - Resolution Approving Construction Plans
Submitted By Jack Romanoff, Jr., For Real Estate In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Stith noted that two gentlemen from Rems Corporation were present.

Mr. Turk related that at an earlier meeting Rems Corporation submitted some preliminary construction plans. He said that those plans raised some questions, and he asked a representative from Rems to explain the plans to the Commissioners.

Mr. McKean explained the construction plans to the Commission members. He told the Commissioners that they would comply with whatever is necessary to make the plans acceptable.

Mr. Turk stated that he would like to see some more landscaping done and expressed some concern as to whether the paving planned was acceptable.

Mr. Henry F. Rood moved approval of Resolution No. 78-26 subject to approval of the paving and the addition of more landscaping.

Mr. McKean told the Commission members that the person who drew the plans assured them that the plans were in compliance and that the proper building permits could be obtained.

Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 78-27 - Resolution Authorizing Execution And Delivery Of Conveyance

Mr. John L. Andreas moved for adoption of Resolution No. 78-27, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20 P.M.

Respectfully submitted,



Robert W. Hutner Secretary

MINUTES OF PUBLIC HEARING

DATE: April 13, 1978, 4:00 P.M.

PLACE: County Commissioners' Room, 2nd Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

Leonard M. Weinraub, President

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

Thomas D. Logan, Attorney
M. Robert Benson, Attorney
Becky Richards, News-Sentinel
Sylvia Smith, Journal-Gazette
Robert L. Leas, Consulting Engineer
Orlo J. McKean, Rems Corporation
Bill Grimme, Rems Corporation
4 other people were present

Mrs. Stith called the public hearing to order at 4:16 P.M. She explained that the purpose of the hearing this afternoon is to hear and receive comments regarding Declaratory Resolution No. 78-9 which designates Rose Marie's Alley in the City of Fort Wayne as an Urban Development Area for purposes of Public Law 69 as enacted by the 1977 General Assembly. Mrs. Stith stated that a legal notice was published in the Fort Wayne Journal-Gazette and News-Sentinel on March 21st and 28th, and that the Commission will provide an opportunity tonight for all persons and organizations wishing to express their views with respect to the designation of Rose Marie's Alley. Mrs. Stith requested that anyone wishing to file a written remonstrance or objection should do so during this hearing. She related that all statements should be brief and to the point, and that each speaker should come forward and give their name, address, and/or organization. Mrs. Stith asked those wishing to make a statement against the resolution to speak first.

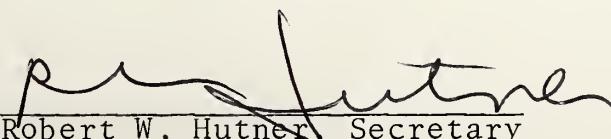
There were no statements made against the resolution.

Mrs. Stith inquired if there was anyone present wishing to speak for the resolution.

Mr. Benson, an attorney and partner of the owner of Rose Marie's Alley, stated that he was in favor of the adoption of Confirmatory Resolution No. 78-18 and requested the Commissioners to approve it.

There being no further statements or business, Mrs. Stith declared the public hearing over. The public hearing was adjourned at 4:18 P.M.

Respectfully submitted,


Robert W. Hutner Secretary





**TO LOCK
PERMANENTLY**

Push down spur
with a blunt
instrument.

